

Historic Heritage Area Evaluation

Elizabeth Street Heritage Area Elizabeth Street, Mount Victoria



November 2021

Historic Heritage Evaluation

Prepared by	The Heritage Practice on behalf of Wellington City Council.
Author(s)	This report is based on the 2016-17 Mount Victoria Heritage Study by Michael Kelly. It was updated in 2021 by Moira Smith of The Heritage Practice.
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This report is based on the 2016 - 2017 Mount Victoria Heritage Study by Michael Kelly.



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Executive Summary

The Elizabeth Street Heritage Area was identified in the Mount Victoria Heritage Study in 2016-17 as having significant heritage values. The heritage study recommended two street-blocks of Elizabeth Street between Brougham Street and the Town Belt be scheduled in the District Plan as the “Elizabeth Street Heritage Area”, and 38 Austin Street be included as a heritage building. This was reviewed in the Planning for Growth work programme in 2020, and the boundaries of the proposed heritage area were adjusted to include 38 Austin Street.

Overview

The proposed heritage area comprises two street-blocks of Elizabeth Street including the intersection with Austin Street and an adjoining property at 38 Austin Street. It is made up of a concentration of—mainly—19th century workers’ dwellings in a relatively authentic state.

From at least 1820, the land around Matairangi Mount Victoria has been associated with Taranaki Whānui ki te Upoko o te Ika, and was part of the wider rohe around Te Aro Pā. Earlier associations include with Ngāi Tara, particularly at Te Akatarewa Pā, associated with Ngāti Hinewai Hapū. The suburb of Matairangi Mount Victoria was established within the first few decades of Wellington’s founding, within the context of the disputed purchase of Te Whanganui-a-Tara by the New Zealand Company in 1839.

Elizabeth Street typifies the key patterns of development of Matairangi Mount Victoria at a street or micro-level. These include the high density development that occurred in the late 19th century in a city constrained by its Town Belt and surrounded by steeply sloping hills. This changed when reliable transport led to the growth of the outer suburbs, and the popularity of the inner-city suburbs declined from the 1920s onwards. Many houses in Matairangi Mount Victoria were divided into flats or converted into boarding houses. The decline of Matairangi Mount Victoria was reversed from the 1970s with a return of owner-occupants who repaired and renovated the older houses.

The Elizabeth Street Heritage Area has significant townscape value for its highly cohesive streetscape of mainly small workers’ cottages that are similar in age, style, form, scale, and building materials. Many were built to the same plan by a builder / developer. Most are substantially unchanged since the early 20th century. Many of the houses are built on long narrow sites and have a street elevation no more than one room wide. This, and the sloping topography, gives Elizabeth Street its own distinct character and sense of place within the context of Mount Victoria.



Recommendations

The Elizabeth Street Heritage Area has been identified as meeting the requirements of the Wellington City Council and Greater Wellington Regional Council and has significant historic heritage values under one or more of the assessment criteria included in the Regional Policy Statement.

Although the original Mount Victoria Heritage Study 2016-17 recommended that 38 Austin Street be scheduled as a heritage building in the Wellington District Plan, the current recommendation is not to proceed with an individual listing if the house is included within the proposed heritage area.

The primary features of the heritage area include all buildings and structures within its boundaries. The following buildings and structures have been identified as “non-heritage” for the purpose of the District Plan heritage area demolition rules:

- 50 Elizabeth Street – all buildings and structures.
- 52 Elizabeth Street – all equipment, fences and landscaping associated with the children’s play area.
- 63 Elizabeth Street - all buildings and structures.
- 69 a,b,c,d,e Elizabeth Street – all buildings and structures.
- 99 – 101 Elizabeth Street – all buildings and structures.
- 123 Elizabeth Street – all buildings and structures.
- 125A Elizabeth Street- all buildings and structures.
- Garage at 95 Elizabeth Street (only).
- Row of three garages at 97 Elizabeth Street (only).

Note that:

85 Elizabeth Street is not included in the heritage area.



Summary Statement of Significance

The Elizabeth Street Heritage Area has significant **historic** value as it is associated with important themes identified in Council's Thematic Heritage Study of Wellington completed in 2013. These include the migration to Te Whanganui-a-Tara Wellington by Māori and Tangata Tiriti, and the European settlement of Te Whanganui-a-Tara Wellington established by the New Zealand Company in 1839. The history of the heritage area illustrates the creation of high-density inner-city suburbs in the late 19th and early 20th centuries, suburban expansion in the early and mid-20th century, and a return to inner-city living in the late 20th century. The heritage area also contributes to our understanding of the social history of the mainly working-class tradesmen and their families who occupied the houses before gentrification changed the area in the late 20th century.

The area has significant **physical** values including notable architectural, townscape and group values. The heritage area includes a distinctive and cohesive streetscape of mainly narrow houses on small sites, that are similar in age, style, form, scale, and building materials. Most are substantially unchanged since the early 20th century.

Matairangi Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** for its concentration of 1870s houses, which are particularly old by Matairangi Mount Victoria standards. The houses are good **representative** example of a streetscape of mainly 19th century workers' dwellings, interspersed with other later villas, cottages and bungalows that are typical of Mount Victoria.

Purpose

The purpose of this document is to consider the proposed Elizabeth Street Heritage Area located at Elizabeth Street, Mount Victoria, against Wellington City Council's criteria for evaluation of historic heritage for inclusion in the district plan heritage schedules.

The document has been prepared by The Heritage Practice on the specific instructions of the client, Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

Scope

This report is a desktop study based on the Mount Victoria Heritage Study that Council undertook in 2016 and 2017 to examine the historic heritage values of Mount Victoria. It has been updated, revised, and assessed against the current GWRC and WCC heritage criteria and thresholds.

The houses within the proposed Elizabeth Street Heritage Area have been inspected from the street only and no interiors have been accessed.



Heritage Inventory Report

Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	Elizabeth Street Heritage Area comprises two street blocks of Elizabeth Street, a thoroughfare that runs east-west in the centre of Mount Victoria. It is made up of a concentration of—mainly—19 th century workers' dwellings in a relatively authentic state. The heritage area includes four houses at the intersection of Austin Street and an adjacent house at 38 Austin Street.
NZTM grid reference	
WCC Heritage Area	None
HNZPT Historic Area	Not listed
Sites of significance to Māori	<p>The heritage area overlays part of #164 Waitangi Awa.</p> <p>M70 Te Akatarewa Pā and the associated Hauwai Cultivation Area (M69) are nearby. The heritage area is also near the Te Ranga a Hiwa Precinct.</p>
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Central City NZAA R27/270
Other names	None



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
34 Austin Street	Part Allotment 36-37 DP 18 WN23/205			R27/270
35 Austin Street	Part Section 361 Town of Wellington WN347/109 Note this is the same as 123 Elizabeth Street.			R27/270
36 Austin Street	Part Lot 35 DP 18 WN125/106			R27/270
37 Austin Street	Part Section 360 Town of Wellington WN347/107			R27/270
38 Austin Street	Part Lot 34 DP 18 WN271/158	#164 Waitangi Awa.		R27/270
50 Elizabeth Street	Part Lot 4-5 DP 18 WN34B/963			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
52 Elizabeth Street	Part Lot 4-6 DP 18 WN22C/474			R27/270
54 Elizabeth Street	Allotment 8 DP 18 and Part Allotment 10 DP 18 and Lot 2 DP 428890. 513275 (Same as 56 Elizabeth Street).			R27/270
56 Elizabeth Street	Allotment 8 DP 18 and Part Allotment 10 DP 18 and Lot 2 DP 428890. 513275 (Same as 54 Elizabeth Street).			R27/270
58 Elizabeth Street	Part Lot 10 DP 18 WN51A/276			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
60 Elizabeth Street	Part Lot 12 DP 18 WN30/2			R27/270
61 Elizabeth Street	Lot 1 DP 6771 WN313/205			R27/270
62 Elizabeth Street	Part Allotment 12 and Part Allotment 14 DP 18 WN30/1			R27/270
63 Elizabeth Street	Lot 2 DP 10781 WN449/195	#164 Waitangi Awa.		R27/270
64 Elizabeth Street	Lot 1 DP 8642 WN608/98			R27/270
65 Elizabeth Street	Lot 1 DP 10076, Lot 3 DP 10076 WN43C/861	#164 Waitangi Awa.		R27/270
66 Elizabeth Street	Lot 2 DP 8642 WN608/97			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
67 Elizabeth Street	Lot 2 DP 10076, Lot 3 DP 10076 WN423/282	#164 Waitangi Awa.		R27/270
68 Elizabeth Street	Lot 1 DP 5692 WN295/122	Heritage Building # 107		R27/270
69 a,b,c,d e Elizabeth Street	Lots 1,2,4,5 DP 543620 918834 918835 918836 918837 918838	#164 Waitangi Awa.		R27/270
70 Elizabeth Street	Lot 2 DP 5692 WN16C/489	Heritage Building # 107		R27/270
72 Elizabeth Street	Lot 3 DP 5692 WN292/222	Heritage Building # 107		R27/270
73 Elizabeth Street	Part Lot 11 DP 18 WN260/46	#164 Waitangi Awa.		R27/270
74 Elizabeth Street	Lot 5 DP 5692 WN309/283			R27/270
75 Elizabeth Street	Lot 1 DP 4244 WN7D/1257	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
76 Elizabeth Street	Lot 4 DP 5692 WN292/223			R27/270
77 Elizabeth Street	Lot 13 DP 18 WN19B/1420	#164 Waitangi Awa.		R27/270
78 Elizabeth Street	Lot 20 DP 18 WN10/233			R27/270
79 Elizabeth Street	Part Lot 15 DP 18 WN20/84	#164 Waitangi Awa.		R27/270
80 Elizabeth Street	Lot 22 DP 18 WN17/81			R27/270
81 Elizabeth Street	Part Lot 15 and Part Lot 17 DP 18 WN47D/177	#164 Waitangi Awa.		R27/270
82 Elizabeth Street	Lot 1 DP 7840, Lot 2 DP 7840 WN459/29			R27/270
84 Elizabeth Street	Lot 3 DP 7840, Lot 2 DP 7840 WN458/266			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
85 Elizabeth Street	Is <u>not</u> included in the heritage area			R27/270
86 Elizabeth Street	Part Lot 26 DP 18 WN82/21	#164 Waitangi Awa.		R27/270
88 Elizabeth Street	Lot 4 DP 6313 WN383/47	#164 Waitangi Awa.		R27/270
89 Elizabeth Street	Part Lot 19 DP 18 WN37B/313	#164 Waitangi Awa.		R27/270
90 Elizabeth Street	Lot 1 DP 6313 WN437/123	#164 Waitangi Awa.		R27/270
91 Elizabeth Street	Part Lot 21 DP 18 WN49/45	#164 Waitangi Awa.		R27/270
92 Elizabeth Street	Lot 2 DP 6313 WN427/178	#164 Waitangi Awa.		R27/270
93 Elizabeth Street	Part Lot 21 DP 18 WN49/46	#164 Waitangi Awa.		R27/270
94 Elizabeth Street	Lot 5 DP 6313 WN586/37	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
95 Elizabeth Street	Lot 23 DP 18 WN10/190			R27/270
96 Elizabeth Street	Lot 3 DP 6313 WN377/243	#164 Waitangi Awa.		R27/270
97 Elizabeth Street	Lot 25 DP 18 WN8D/1342 112080 646299			R27/270
98 Elizabeth Street	Part Lot 30 DP 18 WN22B/292	#164 Waitangi Awa.		R27/270
99 Elizabeth Street	Lot 1 DP 555339 967234			R27/270
100 Elizabeth Street	Part Lot 30 DP 18 WN179/165	#164 Waitangi Awa.		R27/270
101 Elizabeth Street	Lot 2 DP 555339 967235			R27/270
102 Elizabeth Street	Lot 32 DP 18 WN7/78	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
103 Elizabeth Street	Lot 2 DP 535134 894361			R27/270
104 Elizabeth Street	Part Lots 34 & 35 Deposited Plan 18 WN125/107	#164 Waitangi Awa.		R27/270
105 Elizabeth Street	Lot 1 DP 535134 894360			R27/270
107 & 109 Elizabeth Street	Part Lot 31 DP 18 WN536/61			R27/270
111 Elizabeth Street	Part Lot 36-37 DP 18 WN18/232			R27/270
118 Elizabeth Street	Part Section 360 Town of Wellington WN347/102	#164 Waitangi Awa.		R27/270
120 Elizabeth Street	Part Section 360 Town of Wellington WN347/104	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
122 Elizabeth Street	Part Section 360 Town of Wellington WN347/103	#164 Waitangi Awa.		R27/270
123 Elizabeth Street	Part Section 361 Town of Wellington WN347/109 Note this is the same as 35 Austin Street.			R27/270
124 Elizabeth Street	Part Section 360 Town of Wellington WN347/99	#164 Waitangi Awa.		R27/270
125 and 125 A Elizabeth Street	LOT 1 DP 56093 WN347/108 WN59A/298 WN25D/195 WN25D/196			R27/270
126 Elizabeth Street	Part Section 360 Town of Wellington WN347/100	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
127 Elizabeth Street	Part Section 361 Town of Wellington WN8A/1498			R27/270
128 Elizabeth Street	Part Section 360 Town of Wellington WN23D/138	#164 Waitangi Awa.		R27/270
129 Elizabeth Street	Lot 1 DP 5429 WN431/222			R27/270
130 Elizabeth Street	Lot 1 DP 55455 WN27C/58 WN27C/57 WN347/98 (Cross-lease with 132 Elizabeth Street)			R27/270
131 Elizabeth Street	Lot 2 DP 5429 WN21D/488			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
132 Elizabeth Street	Lot 1 DP 55455 WN27C/58 WN27C/57 WN347/98 (Cross-lease with 130 Elizabeth Street)			R27/270
133 Elizabeth Street	Lot 3 DP 5429 WN431/223			R27/270
134 Elizabeth Street	Part Section 360 Town of Wellington WN347/97			R27/270
135 Elizabeth Street	Lot 4 DP 5429 WN287/297			R27/270
137 Elizabeth Street	Part Section 361 Town of Wellington WN347/110			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
138 Elizabeth Street	Lot 1 DP 63577 WN32B/635 WN32B/636 WN347/96 (Cross-lease with 140 Elizabeth Street)			R27/270
139 Elizabeth Street	Part Section 361 Town of Wellington WN347/114			R27/270
140 Elizabeth Street	Lot 1 DP 63577 WN32B/635 WN32B/636 WN347/96 (Cross-lease with 138 Elizabeth Street)			R27/270



Extent: WCC 2020



Historical Summary

This section provides the results of documentary research into Elizabeth Street's historical background. This research provides context and informs our understanding of the heritage values of the area.

Land history - This section is an abridged version of the Greater Wellington Regional Council *Māori history of the Greater Wellington Region*.¹

Kupe is considered to be the first Polynesian explorer to come to this area; his influence evident in the names around the region. In the landscape later known as Te Whānganui-a-Tara Wellington, he named the rock formations near Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Mana, Matiu (Somes Island) and Mākaro (Ward Island) before returning to Hawaiki.² These names were preserved as later iwi came to settle the land.

Whatonga is noted as the next Polynesian traveller to arrive in the region. Whatonga captained the Kurahaupo waka landed at Nukutaurua on Mahia Peninsula. Whatonga had two sons, Tara and Tautoki, whose descendants eventually settled the lower half of the North Island and the top of the South Island. Tara and Tautoki and their people migrated to, and settled throughout, the lower North Island. Their descendants include the tribes of Ngai Tara, Rangitāne, Muaupoko, Ngāti Apa, and Ngāti Ira. Tara's name is immortalised in many prominent landmarks, including Te Whanganui-a-Tara Wellington Harbour.

There are several pā, kainga and cultivation sites in the wider area on and around Matairangi Mount Victoria and Tangi Te Keo that are associated with Ngai Tara, particularly with the Ngāti Hinewai hapū at Akatarewa Pa Mount Albert and the associated Hauwai Cultivation Area (approximately the Basin Reserve).

Since then, there has been considerable movement of Māori into and around the region. Te Whanganui-a-Tara Wellington Harbour has seen various tribes occupying in succession and periods of simultaneous occupation by different tribes. The most complex and turbulent period began when Europeans arrived in the early 19th century and continued until the arrival of the New Zealand Company settlers in 1839. The harbour has been held by Taranaki tribes since 1832.

¹ Greater Wellington Regional Council website [Māori history of the Greater Wellington region](https://www.gw.govt.nz/māori-history-of-the-greater-wellington-region/) | Greater Wellington Regional Council (gw.govt.nz) Accessed November 2021.

² Reid, "Muaupoko - Early History"; Royal, "First Peoples in Māori Tradition - Kupe."



These include Te Ātiawa, Ngāti Tama, Ngāti Mutunga, Taranaki and Ngāti Ruanui who migrated south from Taranaki in the 1820s and early 1830s.

Sale and purchase

Matairangi Mount Victoria was part of the highly controversial and much disputed purchase of Te Whanganui-a-Tara by the New Zealand Company in 1839 for the site of what became known as Wellington.

The Waitangi Tribunal's *Te Whanganui a Tara Me Ona Takiwa Report on the Wellington District* of 2003 (WAI 145) found that the company's purported purchase of the Port Nicholson area was flawed.³ Soon after the signing of the Treaty, the Crown set about investigations of the New Zealand Company's claims, including investigations by land claims commissioner William Spain that began in 1842. Spain's preliminary report expressed the view that "...most of the land claimed by the company at Port Nicholson had not been validly purchased from Māori."⁴

Before the purchase was complete, or even before arrival in Te Whanganui-a-Tara, the New Zealand Company surveyor William Mein Smith prepared the plan for the settlement of Wellington. The Company proceeded to divide the new settlement into 1100 town and country sections. Mein Smith chose a rigid grid plan when the settlement was proposed for flat land at Petone, but the unruly terrain at the southern end of the harbour meant a series of inter-connected grids was required in Wellington. These continued to be sold to investors and potential settlers even while the purchase agreement was being investigated.

The land around the suburb of Matairangi Mount Victoria was at the time associated with the wider rohe of Te Aro Pā. The settlement was one of the largest in the Wellington Region and was established before the 1820s. By the 1840s the settlement near Taranaki Street included about 2 hectares, along with approximately 60-80 acres of cultivated land.⁵ The pā is associated with Taranaki Whānui ki te Upoko o te Ika⁶, particularly Ngāti Ruanui who settled at western end. In theory Te Aro Pā should have been exempt from the New Zealand

³ The *Te Whanganui a Tara Me Ona Takiwa Report on the Wellington District* WAI 145 Waitangi Tribunal Report of 2003 [Te Whanganui a Tara me ona Takiwa \(justice.govt.nz\)](https://www.justice.govt.nz/te-whanganui-a-tara-me-ona-takiwa)

⁴ Ibid

⁵ [Search the List | Toenga o Te Aro \(remains of Te Aro Pā\) | Heritage New Zealand](#)

⁶ *Taranaki Whānui ki Te Upoko o Te Ika is a collective that comprises people of Te Ātiawa, Taranaki, Ngāti Ruanui, Ngāti Tama and others including Ngāti Mutunga from a number of Taranaki iwi whose ancestors migrated to Wellington in the 1820s and 30s and who signed the Port Nicholson Block Deed of Purchase in 1839.* – see Te Puni Kōkiri Ministry of Māori Development website [TKM | Iwi | Taranaki Whānui ki te Upoko o te Ika | Te Kahui Mangai](#) accessed November 2021.



Company purchase agreement, particularly following the final report by William Spain in 1845 in which...

He awarded the company the land which was set out in the schedule attached to the deeds of release, but Māori pa, cultivations, burial grounds, and native reserves were excluded from the grant...The [New Zealand] company, however, rejected this grant, largely because it allowed Māori to retain their pa and cultivations on land purchased from the company by settlers.⁷

The Crown then sought to “accommodate” the New Zealand Company, and Lieutenant W.A. McCleverty was appointed to settle the claims with a system of exchanges “whereby Māori gave up their cultivations on sections purchased from the company by settlers in ‘exchange’ for other land which McCleverty reserved for them.”⁸ WAI 145 found that the process was unfair, in part because...

Almost all the land reserved for Māori by McCleverty was tenths reserve land (of which Port Nicholson Māori were already the beneficial owners); town belt land (which...had never been purchased from Māori); or land outside the surveyed sections acquired by the company under the deeds of release (which Māori had never sold and which therefore still belonged to them).⁹

The loss of the lands around Te Aro Pā, including the Te Aro wetlands around the Waitangi Awa, and the forested slopes of Mount Victoria, removed access to important resources. WAI 145 notes that...

The land reserved for [Māori in Wellington] by McCleverty amounted to an average of 21 acres per person, a land base which we have found to be completely inadequate for both their short- and long-term needs, and much of the land reserved for them was of poor quality.¹⁰

Te Ara The Encyclopaedia of New Zealand notes:

As Wellington grew, British colonists called for the pā to be sold. The residents resisted, but the settlers forced the issue and by 1870 it had been subdivided and sold.¹¹

⁷ Ibid

⁸ Ibid

⁹ Ibid

¹⁰ Ibid

¹¹ Chris Maclean, 'Wellington region - Early Māori history', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/artwork/13194/te-aro-pa> (accessed 4 November 2021)



Mount Victoria

The suburb of Matairangi Mount Victoria was established within the first few decades of Wellington’s founding, and during the time the initial purchase agreement was under investigation. It has a network of major streets, most of which were provided for as part of the initial plan of Wellington in 1840. The suburb developed over the nineteenth century as the original town acres were subdivided and sold to owner-occupiers and property speculators. It is a Victorian and Edwardian suburb with some enclaves of later development up to the late 1920s.

By the time the development of the land within the Elizabeth Street Heritage Area was substantially complete, at the beginning of the twentieth century, the population of Wellington had grown to at least 43,000 people, and a pattern of high-density housing had developed in the inner-city suburbs.¹² The hilly terrain and a lack of transport infrastructure meant people generally lived within walking distance of the town. Sheep grazed the steepest hills of what are now the inner and outer suburbs of Wellington, with dairying and food production on some of the lower slopes. Commerce, industry, and houses occupied the flat and gently sloping land at the edge of the deep-water harbour. The Town Belt (including along the ridge of Mount Victoria) effectively divided the city from the surrounding countryside “almost as much as what seemed like impossibly steep terrain when the only transport was the horse or one’s own two feet”.¹³

Elizabeth Street illustrates many of the development patterns of Matairangi Mount Victoria and the inner suburbs. The area was generally working class and was home for (mostly) tradesmen and their families before late 20th century gentrification changed the area. It was close to the city but not quite a slum, unlike a number of streets in nearby Te Aro.

Elizabeth Street

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

¹² Adrian Humphris and Geoff Mew, *Ring Around the City: Wellington’s New Suburbs 1900 -1930*, Aotearoa New Zealand: Steele Roberts, p16

¹³ Ibid, p13



Barbara Cochran, along with her first husband Walter Hutchinson, had purchased Town Acres 335, 336, 344 and 345 from George Moore in 1853¹⁴ and grazed some cows. In 1874, Barbara Cochran began selling sections on Town Acres 335 and 336. By 1875, there were two houses on the newly-formed street. The following year Elizabeth Street had 16 houses on the rate books; the street filled in during the next two decades.

By 1884, when the Burton Brothers photographed this area, this section of Elizabeth Street had many houses, both close to the street and further back.¹⁵ Some of the houses may have predated the formation of the street. By 1892, the Wellington City Council's Thomas Ward Map shows this block was tightly packed with cottages and villas.

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

Elizabeth Street is an interesting mix of owner-occupier, rental and speculative houses, with owner-occupiers and rentals dominating the section from Brougham Street to Austin Street. East of Austin Street, the houses are predominately speculative builds; approx. 75% were built by people looking to sell them straight away or soon after their construction.

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

As the number of carpenters demonstrates, the street can largely be characterised as working-class for much of its history. There were (and are) people who owned and lived in their own homes in Elizabeth Street, but a similar or perhaps greater number of houses were tenanted during most of the street's history—shown by a high turnover of occupants, frequent advertisements of houses to let, and notifications to landlords of sub-standard living conditions. From 1919 to 1988, at least nine of the houses on Elizabeth Street had condition

¹⁴ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354 Record No.: 1 Part 1, Town Acres 335, 336, 337, 360 & 361, Archives New Zealand

¹⁵ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, Alexander Turnbull Library



reports conducted by the council, with the owners of the building told to rectify or demolish the house.

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

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

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

The Mount Victoria Heritage Study

In 2016-17 Wellington City Council undertook a study of Matairangi Mount Victoria to examine the historic heritage values of the suburb, in particular its stock of predominantly Victorian and Edwardian housing. It was prompted by community concerns that Mount Victoria's housing heritage was being undermined and lost through demolitions and alterations. Work began at the start of 2016 and concluded in June 2017 with a report aimed at developing an understanding of the historic heritage values of the suburb. This included assessing the nature and integrity of the building stock and researching areas and buildings that displayed high levels of physical integrity and / or potential heritage value.

One of the key recommendations of the report was to establish the Elizabeth Street Heritage Area. It also included a recommendation to list 38 Austin Street as a heritage building in the District Plan. A review of the Mount Victoria Heritage Study as part of the Planning for Growth work programme recommended considering 38 Austin Street for addition to the Elizabeth Street Heritage Area, rather than pursuing its addition to the schedule of heritage buildings.



Photographs and Images



Part 1 of a 5-part panorama of Wellington City from Mount Victoria, circa 1878. Looks south-west towards Newtown, with Wellington College on the left and Brougham Street running from the right to the centre.

Bloch, Theodor Thorlacius, 1844-1935: Photographs of New Zealand. Ref: PA1-o-041-1. Alexander Turnbull Library, Wellington, New Zealand. [/records/22431790](#)



This enlarged part of the photo above shows the middle portion of Elizabeth Street, slightly obscured but already filling with houses, running from right to left near the middle of this image. The image also shows Queen Street (with its unfinished houses facing the camera) and beyond that Pirie Street.



Looking southwest over Wellington City from Mount Victoria, circa 1890s [or c.1884]. Overlooking Wellington City. Burton Bros. Ref: BB-2235-1/1-G. Alexander Turnbull Library, Wellington, New Zealand. </records/22742427>



This enlarged section of the photo above shows Elizabeth Street (closest to the camera) running from right to left, 1884. The street is mostly but not entirely full. (

Chronologies and Timelines

Timeline of events including modifications

1853	Barbara (later Cochran) and Walter Hutchinson purchase Town Acres 335, 336, 344 & 345 from George Moore.
1874	Subdivision starts on Town Acres 335 and 336.
1875	Elizabeth Street is formed.

Biographies

N/A



Physical description

Setting and surrounds

Matairangi Mount Victoria is a highly visible inner-city residential suburb forming an important backdrop to the city. It is defined by its steep topography, west to north-west aspect across the city and harbour, and the high proportion of original buildings that remain in place. The greater part of Matairangi Mount Victoria is confined by the Town Belt at its peak, and city centre at its base. Despite the lack of flat land, there is an overall perception of high-density building.

Overall, the suburb of Matairangi Mount Victoria is dominated by late Victorian and Edwardian houses, many of which were associated with people of status and influence. Likewise, there are areas of working-class housing that have remained relatively intact.

Matairangi Mount Victoria has a network of major streets, most of which were provided for as part of the initial plan of Wellington in 1840. It also has side streets, one-way streets, lanes, paths, steps and rights of way that were either formed as part of subdivisions or evolved through regular use. This layout of streets is unique to Mount Victoria, particularly the juxtaposition of large and small access ways and houses.

Another key feature of the suburb is its topography. The houses and mature vegetation mask, to some extent, the nature of the hillside terrain. It ranges from moderately undulating on the lower slopes at the southern end to very steep at its northern end. The way houses were built to take advantage of a certain aspect or to negotiate a difficult site provides technical and visual interest to the suburb.

Elizabeth Street Heritage Area – setting and surrounds

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

Its aspect and narrowness mean the block between Brougham and Austin Streets is generally intimate and somewhat enclosed in places. This setting is enhanced by the presence of trees planted in sections or in roadside verges. The upper section is somewhat more open, particularly at its eastern end, although this is tempered by the elevated houses on the north side of the street. This part of the street has the backdrop of the Town Belt, and this, combined with its flatness,



gives the eastern end of Elizabeth Street a conclusion like no other in Mount Victoria.

Proposed Area

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

A characteristic of both blocks are the many houses that are only one room wide. Most have main entrances on the side and often include a bay window on the front elevation. These houses are also linked by their common origins—speculative builds using standard plans with the same footprint and sometimes exactly the same design. This is particularly evident in the eastern block. Subsequent alterations have reduced the homogeneity of these cottages to some extent, so their links are less obvious than they might have once appeared. These early alterations to many of the houses are typical of Matairangi Mount Victoria and now have heritage value in their own right.

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

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

Archaeological sites

The heritage area overlays a site of significance to Māori (Waitangi Awa).

The overall site is part of registered archaeological site Central City NZAA R27/270, that corresponds to the Thomas Ward 1892 Survey map. This is an area of high heritage value and has the collective potential to reveal, through



archaeological investigation, aspects of 19th and early 20th century living in a suburb which developed and changed rapidly during this period.

Buildings or features

Elizabeth Street – even numbered houses

50 Elizabeth Street



Image: 50 Elizabeth Street, WCC 2022

Built: unknown

Architect / Builder: unknown

Title Number: WN34B/963

Legal Description: Part Lot 4-5 DP 18

Physical description

50 Elizabeth Street is a basic, two-storey building with a mono-pitched roof and no windows on its street-facing side. It is possibly built prior to 1892—a house with a similar footprint is on the 1892 Ward Map.



52 Elizabeth Street (Elizabeth Street Play Area)



Image: 52 Elizabeth Street, WCC 2022

Built: NA

Architect / Builder: NA

Title Number: WN22C/474

Legal Description: Part Lot 4-6 DP 18

Physical description

This section was previously occupied by Alexander Veitch's house 'Lyne Cottage' and then a dairy or stables. The buildings were removed, and the section was turned into a reserve in the 1980s. It is currently the Elizabeth Street Play Area, a Council-owned public space.

54 Elizabeth Street



Image: 54 Elizabeth Street, M. Kelly 2017

Built: 1880s



Architect / Builder: unknown

Title Number: 513275

Legal Description: Allotment 8 DP 18 and Part Allotment 10 DP 18 and Lot 2 DP 428890). (Same as 56 Elizabeth Street).

History

The house at 54 Elizabeth Street was owned by Mrs Charlotte Treadwell (also known as Charlotta Dawson) for many years. At some point, Treadwell also owned 56 and 58 Elizabeth Street. 54 Elizabeth Street was a rental during the 1910s, with Mrs Treadwell taking at least three tenants to court for lost rent and/or damages.¹⁶

This house is often not listed in the Wise's Directory, but it does appear to have been a single-family home for the Griffiths for at least 15 years in the 1930s and 1940s. The Habitation Index since 1981 shows a regular turnover of people, indicating it is now a rental.

Physical description

Standing to the rear of 56 Elizabeth Street, the house at 54 Elizabeth Street was originally a small cottage built in the 1880s. In 1895, an additional room with a bay window was added to the right of the cottage, creating an unusual amalgam of structures.¹⁷

The house is only slightly visible from the street, but its features fit well in the general streetscape. It is also visible from the Elizabeth Street Play Area.

It is a small 1880s cottage with a late 19th century addition. The house has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

¹⁶ *Dominion*, 5 July 1912, p. 9; *Dominion*, 23 August 1916, p. 9; *Evening Post*, 30 April 1919, p. 6

¹⁷ 1264, Elizabeth Street, additions – 30 July 1895, WCA



56 Elizabeth Street



Image: 56 Elizabeth Street, WCC 2022

Built: around 1879

Architect / Builder: Edward Morris

Title Number: 513275

Legal Description: Allotment 8 DP 18 and Part Allotment 10 DP 18 and Lot 2 DP 428890. (Same as 54 Elizabeth Street).

History

56 Elizabeth Street was probably built around 1879 by carpenter Edward Morris. It does not feature in an 1878 photo of the street,¹⁸ but Morris began paying rates on a dwelling around that time.

Charlotte Treadwell lived in and possibly owned this house and those at 54 and 58 at some point in their history. In 1896, the electoral roll lists Charlotte, a widow, at this address, as well as Laura and Clara Treadwell, schoolteachers and presumably daughters. By 1900, it is only Charlotte and her adult son Arthur Treadwell who are listed; they remained in the house until about 1910, when they moved to Shannon Street. Charlotte was a minor landlord and slightly litigious — she attempted to claim damages of £650 against the neighbouring dairy company in 1913 for the constant noise¹⁹ and also took several tenants to court for damages and lost rent.²⁰

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

¹⁸ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

¹⁹ *Evening Post*, 11 September 1913, p. 1

²⁰ *Dominion*, 5 July 1912, p. 9; *Dominion*, 23 August 1916, p. 9; *Evening Post*, 30 April 1919, p. 6



Physical description

The house at 56 Elizabeth Street is a bay villa. Although no building permits exist before 1941, it is obvious from the appearance of the building that it has had many alternations. The original building appears to be the cottage with the roofline running parallel to the street; an addition of a similar size was added to the rear and then a further lean-to. The bay window and verandah on the front also appear to be an addition. The verandah has been enclosed for additional living accommodation.

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

The house is visible from Elizabeth Street, and the west elevation is visible from the Elizabeth Street Play.

The house is one of the oldest in Matairangi Mount Victoria and in the heritage area. It is a substantially intact example of an 1870s bay villa, particularly when viewed from the street. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

58 Elizabeth Street



Image: 58 Elizabeth Street, WCC 2022

Built: sometime before 1878

Architect / Builder: unknown

Title Number: WN51A/276

Legal Description: Part Lot 10 DP 18



History

This house was built sometime before 1878, as it features in a photo of the street from that year,²¹ however establishing exactly when is difficult as the owner, Edward Morris, was paying rates on three houses in the vicinity.

58 Elizabeth Street was advertised to let as 'a furnished house with a piano' consistently from 1909 to 1915. Throughout this time, it appears to have a myriad of renters and a couple of exciting events. In 1913, a fire broke out and destroyed the contents of one room.²² Then in 1915, nine people at the premises were arrested on various charges, including keeping a brothel and consorting with prostitutes. The charges came about through complaints about the conduct of the premises.²³

In 1916 and 1917, the house was only advertised twice, implying that the tenancy was more settled. A permit for a garage was issued in 1920. Being at the rear of the house, this new structure doesn't impact upon the streetscape. The house suffered another fire in 1970²⁴ and the kitchen and porch were altered in 1982.²⁵

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

Physical description

The house at 58 Elizabeth Street is a two-storey villa with a bowed window at the front. The front door to the left of the window is recessed, and the white picket fence blends in well with the streetscape.

The house is one of the oldest in Matakairangi Mount Victoria and in the heritage area. It is a substantially intact example of an 1870s house, particularly when viewed from the street. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

²¹ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

²² *Evening Post*, 2 December 1913, p. 6

²³ *Dominion*, 20 November 1915, p. 3

²⁴ C31380, 58 Elizabeth Street, reinstate dwelling – fire – 15 Jul 1970, WCA

²⁵ C58346, 58 Elizabeth Street, kitchen alterations and porch area – 17 February 1982, WCA



60 Elizabeth Street



Image: 60 Elizabeth Street, WCC 2022

Built: 1880-81

Architect / Builder: George Boarer

Title Number: WN30/2

Legal Description: Part Lot 12 DP 18

History

From the evidence in the rate books, it appears George Boarer built 60 Elizabeth Street in 1880-81. A newspaper advertisement indicates he was living on the street in 1878, possibly at a different address.²⁶ Boarer, a carpenter,²⁷ and his wife may have arrived in Aotearoa New Zealand in 1874.²⁸ In 1884, the rates were passed on to Mrs Henry Smith and a photo shows the house as a single-storey cottage with a simple fence.

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

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

²⁶ *Evening Post*, 20 August 1878, p. 3

²⁷ Ancestry.com. New Zealand, Electoral Rolls, 1853-1981 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010

²⁸ *Evening Post*, 21 July 1887, p. 3



misguided) effort to save money.²⁹ In February 1983, a Samoan family with four children moved into Elizabeth Street and became the Trust's first tenants.³⁰

A photo taken during the renovations shows the cottage without its current square bay window; presumably this was added during the 1980s renovations.³¹

By the mid-1990s, gentrification had driven prices up so high the Trust decided to start selling their Matairangi Mount Victoria properties and invest in more affordable suburbs. 60 Elizabeth Street was the first to be sold.³²

Physical description

The house at 60 Elizabeth is currently a single-storey cottage with a box bay addition. The roof has been extended to cover the front door and the gable end has been covered with shingles. A white picket fence and attractive garden add to the cottage's look. The 1980s renovations are sympathetic to the design of the cottage, and to its setting within the heritage area.

62 Elizabeth Street



Image: 62 Elizabeth Street, WCC 2022

Built: around 1880-81

Architect / Builder: George Boarer

Title Number: WN30/1

²⁹ Ben Schrader, *More than a Landlord – a Short History of Wellington Housing Trust* (Wellington: Wellington Housing Trust, 2006), p. 18

³⁰ Schrader, *More than a Landlord*, p 21

³¹ Schrader, *More than a Landlord*, p 21

³² Schrader, *More than a Landlord*, p 40



Legal Description: Part Allotment 12 and Part Allotment 14 DP 18

History

62 Elizabeth Street was built around 1880-81 by George Boarer, a carpenter who also built 60 Elizabeth Street.

Around 1886, the house passed to Peter and Julia Somers. After Peter's death in 1888, it appears Julia operated the house as a boarding house.³³ Following the Somers in 1907, the Illingworths lived in the house for the next three decades. Several more long-term residents appear, namely C Parbhee (more than 10 years) and Judith McCallum (more than 15 years), indicating the house is owner-occupied and has been for much of its history.

Physical description

62 Elizabeth Street is a two-storey house with a simple, elegant main elevation. The ground floor has a door and sunhood on the left and a tripartite window on the right, consisting of three double-hung sashes, two slender windows flanking an arched sash. Above this is an arched double-hung sash window capped by a pediment. The whole is topped by a decorative bargeboard.

It is notable as a highly intact example of an early 1880s house when viewed from the street.

64 and 66 Elizabeth Street



Images: (left) 64 Elizabeth Street, (right) 66 Elizabeth Street, WCC 2022

³³ It is described in *Wise's Street Directory* as a boarding house



64 Elizabeth Street

Built: 1894

Architect / Builder: Alexander Rizzi

Title Number: WN608/98

Legal Description: Lot 1 DP 8642

66 Elizabeth Street

Built: 1894

Architect / Builder: Alexander Rizzi

Title Number: WN608/97

Legal Description: Lot 2 DP 8642

Physical description

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

In 1901, as he was ‘determined to leave the country’, Rizzi offered up his substantial holdings for sale, including the freehold land in Elizabeth Street, being ‘land 32ft x 12 ft, 2 houses 5 and 6 rooms, will return a handsome rate of interest, rents 16s, 15s 6d’.³⁴ Two months later, however, Rizzi was bankrupt.³⁵ By the end of 1901, he was again advertising houses to rent.

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

Throughout the houses’ early history, there are indications of the working-class nature of the occupants; there were frequent advertisements of rooms to let for both houses and also a few requests for work.³⁶

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

1. Overhaul and repair roof
2. Remove all decayed timber and replace with sound material

³⁴ *Evening Post*, 10 April 1901, p. 8

³⁵ *Evening Post*, 15 June 1901, p. 3

³⁶ *Dominion*, 30 September 1910, p. 2; *Evening Post*, 7 December 1910, p. 1; *Dominion*, 9 April 1913, p. 1; *Evening Post*, 9 June 1914, p. 1



3. Repair or renew all defective spouting and downpipes
4. Lay a concrete floor in the scullery
5. Pull down and re-erect the W.C and bathroom.

The work was slow to be done; but completed by 1921.³⁷ Again, in 1925, the owner was ordered to remedy a range of structural problems. From the documentation, it appears not all the problems were fixed.³⁸

In 1966, the two houses may still have had a single owner, as one person applied for a drainage permit for both houses.

In 2005, extensive work was carried out on 64, including new pavers, retaining wall, and timber pergola, renovation of the kitchen, dining and toilet, and new bathroom built on top floor. This may indicate the house (perhaps for the first time in its life) was owner-occupied.³⁹ No. 66 remains rented.

Physical description

64 and 66 Elizabeth Street are a pair of two-storey Victorian houses. 64 Elizabeth Street is notable as a highly intact example of an 1890s house (when viewed from the street). It has a square bay window at the lower level, and a pair of windows with segmental arched heads to the top sash. 66 Elizabeth Street has had some alterations, including the replacement of the ground and first floor windows.

68, 70 and 72 Elizabeth Street



Images: 68 & 70 & 72 Elizabeth Street, WCC 2022

³⁷ 1919/182, Condition of premises, 64 Elizabeth Street, T Kelly – The District Health Officer, Public Health Department – 1919-1921, WCA

³⁸ 1925/1830, Condition of premises, No 64 Elizabeth Street – City Engineer – 1925, WCA

³⁹ 127892, 64 Elizabeth Street, new pavers laid, new block work retaining wall, new timber pergola, kitchen, dining and toilet renovated, new bathroom built on top floor – 2005, WCA



68 Elizabeth Street
Built: between 1887-89
Architect / Builder: John Patterson
Title Number: WN295/122
Legal Description: Lot 1 DP 5692

70 Elizabeth Street
Built: between 1887-89
Architect / Builder: John Patterson
Title Number: WN16C/489
Legal Description: Lot 2 DP 5692

72 Elizabeth Street
Built: between 1887-89
Architect / Builder: John Patterson
Title Number: WN292/222
Legal Description: Lot 3 DP 5692

History

68, 70 and 72 Elizabeth Street are scheduled in the District Plan as heritage buildings.⁴⁰

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

From the evidence in the rate books, it appears that John Patterson bought Francis Thompson's house which stood at the rear of the section that 68 and 70 Elizabeth Street now stand on. He demolished that house and, over the next two years, built three houses and sold off two. He lived in one of the houses for a while; he is listed in *Wise's* in 1894-95 and there is a reference to one of his outhouses burning down in 1887.⁴¹

None of the three houses have building permits for alterations or additions before the 1980s. The houses are understood to have been restored in the 1980s by architect Daryl Cockburn. An early version of the awning between 70 and 72 first appeared then.⁴²

⁴⁰ <http://wellingtoncityheritage.org.nz/buildings/1-150/107-elizabeth-street-houses-1890s?q=>

⁴¹ *Evening Post*, 15 January 1887, p. 2

⁴² Pers. comm. David Lee to Michael Kelly, 21 June 2017



At 68 Elizabeth Street, habitation appears fairly settled in the early 19th century and an advertisement to sell the contents of the house in 1928 shows good quality furniture.⁴³

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

72 Elizabeth Street had a settled occupancy while Bernard Mulholland, a keeper of a billiard saloon, was living there in the 1900s. In the late 20th century, the house was owned by Sir Geoffrey Palmer and his wife Margaret, including during the time Sir Geoffrey was Aotearoa New Zealand's Prime Minister. In 1989 the property was occupied by the Honourable Margaret Wilson, Labour Cabinet Minister and the first female speaker of the House of Representatives, when she was the president of the Labour Party. The Palmers then lived at 72 Elizabeth Street after Sir Geoffrey Palmer finished as Prime Minister and leader of the Labour Party in 1990.

Physical description

68, 70 and 72 Elizabeth Street are a group of three near-identical well-preserved late 19th century bay villas. Two storeys high, they are narrow, with the entrance down the side of the house. Ornamentation adorns the barge boards, window frames and top of the bays. Pretty gardens with white picket fences add to the streetscape. They are notable as a highly intact group of Victorian houses.

74 Elizabeth Street



Image (left): 74 Elizabeth Street west elevation, David Lee 2017, Image (right): Aerial photo, WCC 2021

Built: sometime before 1878

Architect / Builder:

⁴³ *Evening Post*, 16 November 1928, p. 18



Title Number: WN309/283

Legal Description: Lot 5 DP 5692

History

74 Elizabeth Street is not visible from the street. It was built sometime before 1878, as it clearly features in a photo from that year.⁴⁴ The house was declared unfit for habitation in 1931. The City Engineer advised that the wallpaper in the bedrooms needed to be removed, the scrim re-stretched, and the rooms repapered.⁴⁵

In the 1980s, David Lee purchased the house and re-piled and restored the house.⁴⁶ He replaced the rotten flooring on the ground floor with boards from the former Clyde Quay School which was being demolished at the time. When he replaced the corrugated iron roof, he found totara shingles under it.⁴⁷

Physical description

74 Elizabeth Street is a two-story house that is set on a rear-section behind 70, 72 & 74 Elizabeth Street. The upper storey is set within the attic space, and there are three projecting dormer windows, two on the west, and one on the eastern roof. The aerial photographs show the two-storey house, with a lean-to roof that extends to the boundary at the east, and roof that appears to enclose the space between the house and the south boundary.

Although it is not visible from the street, the house appears to be a notable and highly intact example of an 1870s house with some relatively early or sympathetic additions or alterations.

⁴⁴ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

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

⁴⁶ D675, 74 Elizabeth Street, repile – 5 June 1985, WCA; D4596, 74 Elizabeth Street, partial repile – 1986, WCA; D5915, 74 Elizabeth Street, dwelling additions and alterations – 1987, WCA

⁴⁷ Pers. comm. David Lee to Michael Kelly, 21 June 2017



76 Elizabeth Street



Image (left): 76 Elizabeth Street, 1986⁴⁸

Image (right): 76 Elizabeth Street, M. Kelly 2017

Built: at least by 1891

Architect / Builder:

Title Number: WN292/223

Legal Description: Lot 4 DP 5692

History

The core of 76 Elizabeth Street dates from at least 1891. The Ward Map shows a structure to the rear of the current building, and it appears the front has been added on. At some time between 1986 and 2008, the front door has been moved to the right and the bay window to the left. In 1985, a building permit was submitted that had the door on the left, noting this was its existing location, and it would not be moved.⁴⁹ A complaint about the renovations being carried out in 1986 has a photo that shows the door on the left (see image above).⁵⁰ Today, however, the door is on the right and no extant building permit shows it has been moved.

Physical description

Today the house at 76 Elizabeth Street is a small single-storey cottage with a bay window on the street elevation. Although this is a modern alteration, the adaptations are sympathetic to the design of the cottage, and to its setting within the heritage area.

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

⁴⁹ C67271, 76 Elizabeth Street, dwelling additions and alterations – 13 February 1985, WCA

⁵⁰ 45/82/48, Premises, 76 Elizabeth Street – 1986, WCA



78 Elizabeth Street



Image: 78 Elizabeth Street, WCC 2022

Built: late 1870s

Architect / Builder:

Title Number: WN10/233

Legal Description: Lot 20 DP 18

History

This house at 78 Elizabeth Street was built in the late 1870s. It is not shown in an 1878 photograph of the street, but Henry Smith, a carpenter and joiner, began paying rates on a dwelling in the same year.⁵¹ Originally, it was a two-storey building with the front door at the centre and windows on either side. On the top storey, windows sat under gable roofs. The peak of the roof ran parallel to the road and house sat slightly back from the street.⁵²

This original house, however, is now hidden under extensive renovations. In 1961, G W Geldof erected 'a two-storey addition between [the] rear portion of two-storey dwelling and existing bathroom, also interior alterations and renovations to the existing dwelling'.⁵³ Two years later, he further extended the house with upstairs bedrooms and added a carport alongside.⁵⁴

From the late 1960s until the early 2000s, it appears 78 Elizabeth Street was being used as flats. After this, architect Pauline Ching transformed the house into

⁵¹ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁵² BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, Alexander Turnbull Library (ATL)

⁵³ C8985, 78 Elizabeth Street, dwelling additions – 11 August 1961, WCA

⁵⁴ C13573, 78 Elizabeth Street, dwelling alterations and carport – 8 November 1963, WCA



a home and studio. The vast majority of this work took place inside and to the rear of the house.⁵⁵

Physical description

78 Elizabeth Street is a two-storey 1870s house that was altered in the 1960s and early 2000s. Although the house bears little resemblance to the original structure, it doesn't detract too greatly from the streetscape. This is partly because it is hidden behind a large tree, which significantly reduces its impact.

80 Elizabeth Street



Image: 80 Elizabeth Street, WCC 2022

Built: before 1878

Architect / Builder:

Title Number: WN17/81

Legal Description: Lot 22 DP 18

History

Samuel Shutler, a painter, began paying rates on the land at 80 Elizabeth Street in 1875-76. A dwelling is listed under his name in the 1878-79 rate book and this house appears in an 1878 photo.⁵⁶ Incidentally, this was a year after Samuel married Harriet Giplin; perhaps prompting the construction.

In 1878, the house was a simple cottage with two windows on either side of a central door. By 1885, a verandah was added to the front of the building.⁵⁷ Today the right side of the verandah has been enclosed with sash windows, while the front door and left window appear unchanged.

⁵⁵ http://www.paulinechingarchitect.co.nz/?arkon_portfolio=inner-city-home-and-office

⁵⁶ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁵⁷ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL



Members of the original family lived in the house for a long time. Harriet and Samuel Shutler had three children, in 1878, 1879 and 1890. In 1895, Samuel died, and Harriet remained in the house. In 1897, Harriet married James Augustine Foley (a tea blender) and shortly after another child was born. Harriet and James remained in the house until James died in 1911 then Harriet remained in the house until her death in 1932.

In the following decade, the house had a couple of names on the street directory and placed advertisements for boarders. Since 1946 there have only been two families listed on the *Wise's Street Directory* and Habitation Indexes, indicating the house has remained owner-occupied.

Physical description

80 Elizabeth Street is a single-storey house with a verandah. It has a bay window that appears to have been constructed to partially enclose the verandah and is likely to be an addition. The house has a pleasant post and wire mesh fence that is typical of many 19th and 20th century cottage gardens in Aotearoa New Zealand.

The house is one of the oldest houses in Matakairangi Mount Victoria and in the heritage area. It is notable as a highly intact example of an 1870s cottage with some early additions.

82 and 84 Elizabeth Street



Images: (left) 82 Elizabeth Street, (right) 84 Elizabeth Street, WCC 2022

82 Elizabeth Street

Built: 1878

Architect / Builder: William Bennett



Title Number: WN459/29

Legal Description: Lot 1 DP 7840, Lot 2 DP 7840

84 Elizabeth Street

Built: c. 1879

Architect / Builder: William Bennett

Title Number: WN458/266

Legal Description: Lot 3 DP 7840, Lot 2 DP 7840

History

William Bennett paid the rates on this land from 1875-76. A dwelling first appeared in 1878-79 and then two were listed in 1880-81. A photo from 1878 shows 82 Elizabeth Street but not No. 84; it is likely Bennett erected one and then the other.⁵⁸ As a carpenter, he probably built the houses himself. The houses are more or less mirror images of each other; each has a gable protruding towards the street and a recessed front entry.

Bennett probably let both villas; one was described as 'a four-roomed House, with scullery and bathroom; healthy situation'.⁵⁹ Bennett lived on Elizabeth Street until his death in 1899, although most likely at his other house at 140 Elizabeth Street.⁶⁰

In 1919, 82 Elizabeth Street was condemned by the District Health Officer.⁶¹ The house was declared 'uninhabitable' and the owner, Mrs Brown, was ordered to overhaul and repair the roof and remove all decayed weatherboards and replace with sound materials.⁶² A short time later, the City Engineer reported the work had been carried out. At the same time, a small room at the rear of the house was ordered to be pulled down—the tenant, Mr Elliff, was evicted and the addition was demolished.⁶³

Clearly, however, the above work was not carried out to a high standard; in 1931, the City Engineer again declared 82 Elizabeth Street unfit for habitation until the roof was overhauled, repaired and made waterproof, and the decaying

⁵⁸ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁵⁹ *Evening Post*, 21 August 1886, p. 3

⁶⁰ *Evening Post*, 3 November 1899, p. 6

⁶¹ 1919/1321, Condemnation of premises, 82 Elizabeth Street - The District Health Officer, Public Health Department – 1919, WCA

⁶² 1919/180, Condition of premises, 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920, WCA

⁶³ 1919/181, Condition of room at rear of 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920, WCA



weatherboards, window frames and sashes, coverboards on roof joists and sleepers were removed and replaced with sound material.⁶⁴

Additional alterations were carried out in 1960.⁶⁵ Today the villas are in good condition.

Physical description

82 and 84 Elizabeth Street are a mirrored pair of Victorian cottages. Both houses are single storey with a bay window with a gable roof, a porch and hipped roof to the main part of the house.

While renovations have made each villa different, the general structure remains the same. Both have panelled front doors with low villa-style door handles and picket fences with bare plots.

No. 82 has had its bay modified; there are casement windows with fanlights above and a half round window in the centre of the gable end. 84 Elizabeth Street has had fewer renovations. Both houses are notable as highly intact examples of 1870s cottages, and some of the oldest in the heritage area and Mount Victoria.

86, 88, 90, 92, 94, 96 Elizabeth Street



Image: 86, 88, 90, 92, 94 & 96 Elizabeth Street, Googlemaps Streetview 2021.

History

The construction dates of these six houses are difficult to establish. The dwellings appear on the rate books at various times from 1876 to 1884 and it is hard to know which house is which. It appears all six houses were in place by 1884, as similar buildings can be seen in the Burton Brothers photo of that year.⁶⁶ At this time, John Boyd, a builder, paid the rates on all six houses. It appears he lived in one, the 'Yorkshire Villa', and rented out the others. Boyd was a developer,

⁶⁴ 45/449, Condition of premises: 82 Elizabeth Street (Mrs M McKenna) – 1931, WCA

⁶⁵ C7852, 82 Elizabeth Street, dwelling alterations - 21 December 1960, WCA

⁶⁶ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL



placing advertisements in the newspaper wanting to purchase cheap land and build people's houses.⁶⁷

He held on to all six cottages until October 1891, when he listed them for sale along with various other properties.⁶⁸ The cottages are described as being over two lots, well-let and, as he was about to leave Wellington, going cheap for cash. This sale appears to have been unsuccessful though — Boyd advertised a cottage for rent in November 1891 and some of the Elizabeth Street cottages (along with others) in May 1893.⁶⁹ It wasn't until May 1895 when Boyd seems to have tidied up his Wellington finances.⁷⁰

After this point, many of the six houses have long-term tenants, indicating owners occupying their own homes.

86 Elizabeth Street



Image: 86 Elizabeth Street, WCC 2022

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN82/21

Legal Description: Part Lot 26 DP 18

⁶⁷ *Evening Post*, 26 April 1890, p. 3

⁶⁸ *Evening Post*, 6 October 1891, p. 3

⁶⁹ *Evening Post*, 10 November 1891, p. 3; *Evening Post*, 17 May 1893, p. 3

⁷⁰ *Evening Post*, 27 May 1895, p. 3



Physical description

This is a narrow cottage with the access down the right side of the house. A box bay in the middle of the house front has been added since 1884, but there is no extant building permit. The bay has aluminium windows, a downpipe down the left front and appears very new. A pergola over the front entrance, a pale blue picket fence and a cottage-style garden give the cottage a touch of nostalgia.

The house is closer to the street than many of its neighbours and this is probably a result of a 1906 renovation, which moved the cottage a metre or more closer to the road and included an extension built to the rear.⁷¹ In 2011 much of this addition was probably demolished in new renovations.⁷²

86 Elizabeth Street is a substantially intact Victorian cottage.

88 Elizabeth Street



Image (left): 88 Elizabeth Street, WCC e-plan 2021; Image (right): 8 Elizabeth Street is the white house at the rear, visible behind 86 and 90 Elizabeth Street, Googlemaps Streetview 2015.

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN383/47

Legal Description: Lot 4 DP 6313

Physical description

A house to the rear of the section. Only its general bulk is visible from the road, and it does not contribute to the streetscape.

⁷¹ 7013, 62 Elizabeth Street, additions to building - 14 March 1906, WCA

⁷² 240688, 86 Elizabeth Street, Demolition to rear of house plus couple of internal walls. Renovation of internal floor area including new loft – 2011, WCA



90 Elizabeth Street



Image: 90 Elizabeth Street, WCC 2022

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN437/123

Legal Description: Lot 1 DP 6313

Physical description

This is a small cottage with casement windows in the centre of the front elevation and the entrance down the right-hand side of the building. There are rusticated weatherboards on the front elevation, and rusticated boards on the side. A low picket fence shelters the front garden.

In 1932, the Council ordered that 'All decaying flooring and joists in the sitting-room and scullery be removed and be replaced with sound material' and 'Provision be made for ventilation under the floor'. This order appears to have been complied with.⁷³

At some point (possibly during the alterations in the 1960s) casement windows were inserted at the front of the house.⁷⁴

86 Elizabeth Street is a substantially intact Victorian cottage.

⁷³ 45/523, Condition of premises: 90 Elizabeth Street, J Anderson - 1932-1933, WCA

⁷⁴ C28121, 90 Elizabeth Street, additions and alterations - 19 December 1968, WCA



92 Elizabeth Street



Image: 92 Elizabeth Street, WCC 2022

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN427/178

Legal Description: Lot 2 DP 6313

Physical description

This is a small cottage with modern bay window at the front. The whole front of the house appears to be relatively new, from the window fittings to the narrow-lapped weatherboards.

In 1931, the City Engineer recommended the decaying woodwork needed to be replaced and steps taken to prevent storm water flowing under the house.

The notice is recorded as being served, but not whether it was compiled with. In 1946, the WCC ordered the owner to remove and replace all the 'dirty and torn wallpaper' and later the same year, a more serious order was made to replace decaying timber (suggesting it had not been done in 1931), make the roof weatherproof, replace broken panes of glass, and tear down and rebuild the separate washhouse. As a result, the tenant moved out and the owner advised the council that they were not going to carry out the repairs and a Closing Order was necessary. In 1947, an internal council memo stated the house was still



vacant and a Demolition Order was needed. Later, it is noted that the Closing Order was completed.⁷⁵ Alterations were made in 1974 and 1997.⁷⁶

94 Elizabeth Street



Image: 94 Elizabeth Street, M. Kelly 2017

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN586/37

Legal Description: Lot 5 DP 6313

Physical description

The house has had a stable occupation, with only a handful of occupants listed from 1893 to 1975—George Wilkins, William Hocking, Hayden Crawley, and Ernest Hadley. It appears to have been owner-occupied for most of this time.

Located at the rear of the section, 94 Elizabeth Street is a cottage with a verandah and a lean-to addition to the back. Only a glimpse of its stucco walls and sash windows can be seen. As a result of its location, it has a neutral effect on the streetscape.

⁷⁵ 45/458, Condition of premises: 92 Elizabeth Street, A M Cann - 1931-1947, WCA

⁷⁶ C40645, 92 Elizabeth Street, dwelling alterations – 31 May 1974, WCA; 00078:95:32777, 92 Elizabeth Street, additions and alterations – 1997, WCA



96 Elizabeth Street



Image: 96 Elizabeth Street, WCC 2022

Built: between 1876 to 1884

Architect / Builder: John Boyd

Title Number: WN377/243

Legal Description: Lot 3 DP 6313

Physical description

96 Elizabeth Street is an old cottage that appears to have been upgraded. A 2016 sale notice described it as 'totally renovated and modernised'.⁷⁷ The bay window, rusticated weatherboards and corrugated iron cladding are all visible on the 2000 Googlemaps image, but some alterations to the cottage may date to 2011.⁷⁸

The house began its life as a much smaller cottage. In 1904, John Boyd (who was living in Kilbirnie), applied for a permit to pull down and re-erect the kitchen and lean-to at the rear of the building. There is also mention of moving the cottage forward, but the house is still in the same position as it was in the Ward Map of 1892.⁷⁹

86 Elizabeth Street is a substantially intact Victorian cottage, and the early additions and alterations are considered to be part of the heritage fabric.

⁷⁷ <http://harcourts.co.nz/Property/790895/WL243369/96-Elizabeth-Street>

⁷⁸ 78230, 96 Elizabeth Street, alterations to bathroom and laundry, new bay window - 2001

⁷⁹ 6283, 38 Elizabeth Street, alterations to dwelling - 29 November 1904, WCA



98 Elizabeth Street



Image (left): 98 Elizabeth Street, WCC 2022, (right): 98 Elizabeth Street, Tommy's Real Estate, 2021⁸⁰

Built: 1916

Architect / Builder: HT Barnes

Title Number: WN22B/292

Legal Description: Part Lot 30 DP 18

History

98 Elizabeth Street was built in 1916, replacing an 1870s house of a very similar shape. When it was first built, the owner was John Green, a labourer. Green had lived in the previous house since 1907 and commissioned architect H T Barnes to design his new house.⁸¹ Green continued to live in the house until Samuel McIver, a salesman, began his occupation in 1925. In 1937, McIver incorporated the outhouses into the main structure of the house.⁸²

In the early 1980s, the owners modernised the house, re-piling it and adding on a new laundry and kitchen. Occupation appears to have been settled since then.

Physical description

The new house at 98 Elizabeth Street is a two-storey transitional villa. This is because it has the roof pitch and proportions of a villa, and the elongated bay window and casement windows more like those seen in a bungalow.

The front yard has an historically appropriate picket fence and an established garden, with a large yew and a hydrangea. The house is notable as a highly intact example of a two-storey transitional villa (when viewed from the street).

⁸⁰ 98 Elizabeth Street, Tommys Real Estate [website] <https://www.tommys.co.nz/property/98-elizabeth-street-mount-victoria-6011/> [accessed November 2021]

⁸¹ 10304, Elizabeth Street, dwelling - 12 June 1916, WCA

⁸² B16355, 98 Elizabeth Street, dwelling alterations, 24 March 1937, WCA



100 Elizabeth Street



Image: 100 Elizabeth Street, WCC 2022

Built: 1884-1891

Architect / Builder: Samuel Dawson

Title Number: WN179/165

Legal Description: Part Lot 30 DP 18

History

100 Elizabeth Street is a two-storey cottage with a bay window addition on the front, built sometime between 1884 and 1891 by Samuel Dawson.⁸³ Dawson was an engineer and had taken over 98 and 100 Elizabeth Street from William Kershaw. There's no sign that Dawson lived at the house; in all likelihood these were investment properties.

In 1913, the front of the house was altered significantly. Originally, the house had a door on the right and a window on the left. The alterations moved the front door of the house to the side, replaced by a bay window with double-hung sashes.⁸⁴ The owner, James Chapman, a watchman, appears to have made the changes soon after moving in.

⁸³ In 1884, when the Burton Bros photographed this part of town, a building with a similar profile sits at No. 98, although it has a different layout to the doors and windows at the front. Where No. 100 now stands, there was a cottage with a lean-to at the back that no longer stands. In Ward's 1891 map, however, the profile matches that of the current two-storey villa; No. 100 is therefore built between 1885 and 1891. Between 1885-86 and 1886-87, the rates of one of Samuel Dawson's homes increased by a shilling; this may be when No. 100 was demolished and rebuilt.

⁸⁴ 9592, 100 Elizabeth Street, alterations and addition of bay window - 7 May 1913, WCA



Not long after Chapman's alterations, the next resident, Neils Hansen, moved in with his wife Martha. Originally from Denmark, Hansen was a waterfront worker, and his family occupied the house for the next six decades. Hansen himself lived here until his death in 1949; it's possible his wife died the same year, although she is listed in the house for a while longer on the street directories. Their son Christian then took over the house until 1970. In 1975, a Carl Hansen was an occupant.

In 1989, 100 Elizabeth Street faced demolition, but was saved due to community involvement (see 102 Elizabeth Street).

Physical description

100 Elizabeth Street is a two-storey Victorian house with a pitched gabled roof. There is a bay window at the lower level of the street elevation, and a casement window above.

It is a substantially intact version of a Victorian house, with the early 20th century additions and alterations considered to be part of the heritage fabric of the place.

102 Elizabeth Street



Images: (left) 102 Elizabeth Street, WCC 2022, (right) Proposed development at 100-102 Elizabeth Street, 1989⁸⁵

Built: 1904

Architect / Builder:

Title Number: WN7/78

Legal Description: Allotment 32 DP 18

⁸⁵ 1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989, WCA



History

102 Elizabeth Street was built in 1904 for R Clark. How much the original plans can be relied upon is debatable; they show a house with a parlour and four bedrooms, but no scullery or kitchen, and one of the bedrooms has had bathroom utilities sketched in pencil.⁸⁶ The front is for a single-storey villa with a square bay on the front-right, but it's possible the house was built with both bays. A permit in 1964 shows the bay windows in their current position.⁸⁷

The house appears to have been home to well-off people for part of its history. In 1929, Mrs J Clarke advised that she would be 'giving up housekeeping' and offered the contents of her home for sale, including a 'superior Chesterfield lounge in moquette'.⁸⁸ Although a room was advertised for a 'boarder' in 1933, the listing asked for 'ladies or gents' and the owner of the home in 1928 could afford a motorcar.⁸⁹

In 1989, the house became the subject of a dispute between the owners and neighbours. Eleferios Kondos and his wife had lived in the house since the mid-1960s, and in 1989, applied to build a three-storey, five-unit building across 102 and 100 Elizabeth Street (both of which they owned). The Council received multiple objections to the plan, namely on the grounds of intrusion of privacy, obstruction of sunlight and views, and being out of character with the rest of the street. The application was unsuccessful.⁹⁰

Physical description

102 Elizabeth Street is a two-bay single storey villa. It has two square bay windows that are likely to have originally been constructed with sash windows and to have been adapted to fit fixed and casement windows. The entrance porch has a small bull-nosed corrugated iron canopy, and each bay has a small, hipped roof. It is clad in rusticated weatherboards and has some decorative elements including eaves brackets, and some timber ornamentation to each bay.

It is a substantially intact version of a two-bay villa, and the early and possibly original timber picket fence is a notable feature.

⁸⁶ 6238, Elizabeth Street, dwelling - 1 November 1904, WCA

⁸⁷ C15015, 102 Elizabeth Street, dwelling alterations and repile - 7 July 1964, WCA

⁸⁸ *Evening Post*, 30 January 1929, p. 20

⁸⁹ *Evening Post*, 28 February 1933, p. 3; *Evening Post*, 28 March 1938, p. 3

⁹⁰ 1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989, WCA



104 Elizabeth Street



Image: 104 Elizabeth Street, M. Kelly 2017

Built: around 1887-1888

Architect / Builder: William Bennett

Title Number: WN125/107

Legal Description: Part Lots 34 & 35 Deposited Plan 18

History

104 Elizabeth Street is a villa built around 1887-88 by William Bennett. Bennett, a carpenter, already had two properties at 82 and 84 Elizabeth Street; this is more likely the house that he lived in, according to street directories. His wife Elizabeth continued to live in this house after Bennett's death in 1899 and subdivided the plot (and 36 Austin Street) occupied in 1903.⁹¹ For much of the 1910s it was rented by Fred Vosseler,⁹² an advertising agent and one of the main instigators in the formation of the Tararua Tramping Club. His lifelong role in local tramping was acknowledged with the naming of Vosseler Hut, in the southern Tararua.

In 1919, the section was further altered when Elizabeth Brown purchased the rear of section occupied by 38 Austin Street.⁹³ This purchase transformed the square section into a longer oblong. As a result, 104 Elizabeth Street has an established garden at its rear.

An advertisement for the house in 1927 describes it as 'containing 4 rooms, bathroom, glassed-in verandah, and conveniences on the ground floor, and 2 rooms and washhouse in the basement'.⁹⁴ A photo from 1989 shows the verandah was still enclosed, although some of it looks of a slightly newer build

⁹¹ CT WN125/107, LINZ

⁹² *Wises New Zealand Street Directory*, 1912-1919

⁹³ CT WN266/289, LINZ

⁹⁴ *Evening Post*, 18 June 1927, p. 16



than 1927.⁹⁵ In the 1990s, permits were applied for re-piling, dwelling additions and alterations.⁹⁶ There appear to have been alterations in 2021 that have unfortunately removed the verandah, including original decorative screen/spandrel-panels under the verandah windows.

Physical description

104 Elizabeth Street is a Victorian bay villa with an amalgam of various alterations. The bay window is probably original, as is the decorative screen at the bottom of the verandah enclosure. The windows on the west elevation also suggest recent changes. For all that, the house is very clearly Victorian in origin, all the more so for being built hard on the street.

36 Austin Street



Image: 36 Austin Street, WCC 2022

Built: 1950

Architect / Builder:

Title Number: WN125/106

Legal Description: Part Lot 35 DP 18

History

36 Austin Street was built in 1950 as a shop and flat for William H Smith. The structure had one and a half storeys, with a garage in the basement. The Austin Street level held a small shop and one-bedroom flat. The entire structure was built

⁹⁵ 1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989, WCA

⁹⁶ E24306, 104 Elizabeth Street, repile – 1992, WCA; 00060:166:6071, 104 Elizabeth Street, dwelling additions and alterations – 1994, WCA



in concrete, with a curved wall facing the corner of Elizabeth and Austin Streets forming the front of the shop.⁹⁷

Two years later, Smith converted the basement garage into a very small one-bedroom flat.⁹⁸ According to street directories, Smith continued to have a store here until at least 1959. During the 1960s and 1970s, the store changed owners and names several times, but appears to have mostly been a dairy. At some time in the 1980s, the shop was converted fully into a flat.

Physical description

Today the building at 36 Austin Street is a 1950s shop that has been converted to housing. It is a masonry building with a stucco finish with a “streamlined appearance”, designed for this corner location.

38 Austin Street

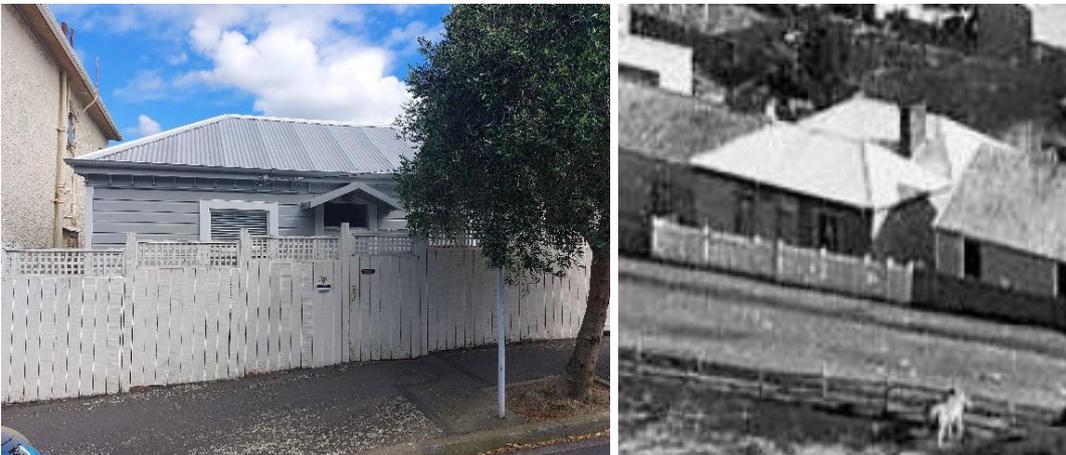


Image (left): 38 Austin Street, M. Kelly 2017.

Image (right): 38 Austin Street in c.1884, Overlooking Wellington City. Burton Bros. Ref: BB-2235-1/1-G. Alexander Turnbull Library, Wellington, New Zealand. [/records/22742427](https://records/22742427)

Built: c.1875

Architect / Builder: unknown

Title Number: WN271/158

Legal Description: Part Lot 34 DP 18

History

This house was almost certainly built for Thomas Martin, an engine fitter, who bought the property it occupies in 1875.⁹⁹ The house is likely to have been built

⁹⁷ B30474, 36 Austin Street, shop and dwelling – 30 October 1950, WCA

⁹⁸ B32568, 36 Austin Street, convert to 2 flats - 17 March 1952, WCA

⁹⁹ CT WN7/52, Land Information New Zealand (LINZ)



that year or shortly after; Martin was residing there by 1879¹⁰⁰ and most likely earlier. The house, with its distinctive twin corrugated iron hipped roofs, was pictured in 1884,¹⁰¹ sitting between two shingle-roofed houses that have now gone.

The corrugated iron roof of No. 38 is a contrast with the shingle roofs on the houses either side in this detail from an image taken in 1884. Martin sold the house to Friedrich (Albert) Fiebig, a gardener, in 1886. Fiebig and his wife Rosalie arrived in Wellington in 1873.¹⁰² Rosalie died in 1875 and Albert married Margaret McClelland the following year. In 1886, the same year the Fiebigs took ownership of Martin's house, Margaret Fiebig eloped to Hawkes Bay with a local widower, John Oake, who was soon afterwards arrested for stealing some of Albert Fiebig's possessions.¹⁰³ The trial caused a minor sensation. Although the case was dismissed, Fiebig subsequently divorced his wife on the grounds of adultery.¹⁰⁴

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

Emily Fiebig died in 1919 and Carter split the property, selling the majority of it, including the house, to Richard Cheer, a packer, that same year.¹⁰⁵ The remainder of the section was sold to the owners of 104 Elizabeth Street, to provide a back yard for that property.

Cheer remained the owner and occupant of the property until his death in 1951. The house was sold by the Public Trustee to Charles and Isabel Cooke, who quickly sold it, in January 1952,¹⁰⁶ to the Wellington City Council for staff housing. It was occupied by milkman Frank McInness until the Council sold the house in 1966.¹⁰⁷

The house was bought by restaurateurs George and Anastos Tiappos, who rented the house to Katiana Kaffers. In 1972, Ah Dow Chan, a railway employee, bought and occupied the house, but later leased it out. New owners re-piled the house in 1986 and built a deck in 1991.¹⁰⁸ At some point a car port was built on

¹⁰⁰ Stone's Wellington Directory, 1879, Stone, Son and Co. Ltd.

¹⁰¹ BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library

¹⁰² Wellington Independent, 12 March 1873 p.2

¹⁰³ Evening Post, 15 November 1886, p.3

¹⁰⁴ Evening Post, 25 January 1889 p.3

¹⁰⁵ CT WN7/52, LINZ

¹⁰⁶ CT WN271/158, LINZ

¹⁰⁷ Wises New Zealand Directory, 1952-1966

¹⁰⁸ 00059:51:D5011; 38 Austin Street, repile; 1986 & 00059:446:E22032; 38 Austin Street, deck; 1991



the north side of the house. Aerial images show it was in place by 1996. The house remained tenanted throughout this period. Subsequent owners altered the house in 2000, reorienting the internal configuration.¹⁰⁹ The kitchen was converted into a lounge, the lounge into a bedroom and a second bedroom subdivided into a kitchen and bathroom.¹¹⁰

Physical description

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

This house is notable as a rare, early and highly intact example of a double-hipped cottage. It is a survivor from the early period of Mount Victoria's development. Its external form remains largely intact, an example of the kind of elementary construction available to builders of workers' dwellings.

37 Austin Street



Image: 37 Austin Street, WCC 2022

Built: around 1889-1890

Architect / Builder:

Title Number: WN347/107

Legal Description: Part Section 360 Town of Wellington

¹⁰⁹ Changes of ownership courtesy of CT WN271/158, LINZ

¹¹⁰ 61957; 38 Austin Street, dwelling additions and alterations – 2000, Wellington City Archives (WCA)



History

37 Austin Street was built around 1889-1890 for Robert Scott. Originally the house was a large single-storey villa with a verandah, facing Austin Street. After a variety of occupants in the 1900s and 1910s, Charles Drake, a civil servant, bought the house and had it completely remodelled as a bungalow. Internally, the bathroom was brought into the house and the kitchen and scullery area were rearranged and presumably modernised. Externally, bowed windows were added to the living and dining rooms, and a recessed porch added on the Elizabeth Street side of the house through converting half a bedroom into a hall. The roofline was also significantly altered, in line with the low angles and wide eaves of a bungalow.¹¹¹

Drake and his wife Margaret had lived in Austin Street during World War I, as the latter was listed at 49 Austin Street when Drake enlisted in 1918.¹¹² After renovating the house at 37 Austin Street, the Drakes lived there for about a decade, moving out in the late 1920s.

Another long-term occupant was carpenter Charles Trott. Trott, his wife Mary and possibly son Lawrence moved in around 1936. Lawrence became a civil servant and took over the property in the early 1960s. Sometime after the Trotts left in the 1970s, the house became a flat.

Physical description

37 Austin Street is a Victorian house that has been modernised in the early 20th century in the bungalow style. Although this type of modernisation was a common occurrence in Mount Victoria, 37 Austin Street is a particularly convincing example, and could easily be mistaken for a bungalow or transitional early 20th century villa. The house is also understood to have retained its bungalow-era interior.

¹¹¹ 10952, 37 Austin Street, additions and alterations – 10 August 1919, WCA

¹¹² DRAKE, Charles John - WW1 83118 – Army, Archives New Zealand



118, 120, 122, 124, 126, 128 Elizabeth Street



Image: 118, 120, 122, 124, 126 & 128 Elizabeth Street, Googlemaps Streetview 2021.

Historical Summary

The six houses from 118 to 128 Elizabeth Street were all built by Charles Lamberg in 1899. Lamberg owned the land for four years previous to building.¹¹³ The evidence suggests that Lamberg built these six houses to sell, rather than rent; there were no advertisements in the paper offering to lease them and the occupancy seems settled.

Each house has been altered differently, making it difficult to know which is the original bay style, but this does provide an insight into the way alterations were applied at different times.

The six houses at 118 to 128 Elizabeth Street are a notable group of small cottages that were built as variations of the same basic design; long, narrow, single-storey houses with a pitched roof. The plans for some of the houses survive and show the square bay was part of a drawing room. Each house had two bedrooms, a drawing room and a kitchen.¹¹⁴

The similarities between the houses are that each has a bay window to the right of its street elevation, and all but one has a recessed entrance porch to the left of the bay. The three original bay windows are square and constructed to the same basic design. Two bay windows are early 20th century alterations and are splayed.

The variations include the following:

- Roof form –either hipped or gable ended.
- Entrance – the main entrance is located on the front of five of the six houses.
- Bay window roof form –either hipped or a simple ‘lean-to’.

¹¹³ Deeds Index, Town Acre 361

¹¹⁴ For more about Charles Lamberg, see 139 Elizabeth Street.



- Ornamentation – there is some repetition and variation in the decorative barge boards, eaves brackets, decoration to the entrance porches including pediments and column ‘capitals’, and decorative arrangements of glass and glazing bars to the entrance doors.

Overall, this is a cohesive group of houses that have had relatively few intrusive modern alterations.

118 Elizabeth Street



Image: 118 Elizabeth Street, WCC 2022

Built: 1899

Architect / Builder: Charles Lamberg

Title Number: WN347/102

Legal Description: Part Section 360 Town of Wellington

History

In the 1910s, 118 Elizabeth Street was a rental property, as it was advertised to let in the newspaper.¹¹⁵ Ernest Myers, a carpenter, was an occupant. By the 1920s, however, it may have been owner-occupied—Esther Stott lived at the house for at least a decade, also owning a house in Grafton Road.¹¹⁶ Following Stott, tobacconist Richard Clancy is listed on the street directory from 1946 until at least 1981; the four-decade term also indicates home ownership.

¹¹⁵ *Evening Post*, 15 November 1910, p 1; *Evening Post*, 9 February 1915, p 1

¹¹⁶ *Evening Post*, 24 March 1928, p 10



In the 1980s, new owners moved in and renovated the inside of this house, adding a mezzanine floor. These changes are visible from the street due to a 'pop-top' extension of the roof, which make the house noticeably taller and bulkier than its neighbours.¹¹⁷

Physical description

118 Elizabeth Street is a Victorian cottage with a square bay window, and a gable ended roof with a decorative bargeboard. The front door is located in a small, recessed porch. The porch has a fine decorative pediment that is supported by a pair of timber console brackets. The square bay has a hipped roof and is now hidden behind an olive tree and wisteria climber. The house has a late 20th century roof addition that is visible from the street.

A white picket fence fronts the house, with concrete pavers leading to the front door.

120 Elizabeth Street



Image: 120 Elizabeth Street, WCC 2022

Built: 1899

Architect / Builder: Charles Lamberg

Title Number: WN347/104

Legal Description: Part Section 360 Town of Wellington

¹¹⁷ D11828, 118 Elizabeth Street, dwelling additions – 1989, WCA



History

This house at 120 Elizabeth Street had several long-term occupants in the 1900s and 1910s, including Capel Johnston, a clerk, for much of the 1910s. In the mid-1920s, George and Margaret Sparke became occupants, probably with their two teenage sons. George worked as a caretaker for the Wellington Gas Co. until he passed away in 1939.¹¹⁸ Margaret remained in the house until the 1950s.

For the latter half of the 20th century, 120 Elizabeth Street was occupied by various members of the Economou family. Such settled occupancy indicates the house was owner-occupied.

Physical description

120 Elizabeth Street is a Victorian cottage with a square bay window, and a gable ended roof with a particularly finely carved gable. The bay window has a simple mono-pitched roof. The front door is located in a small, recessed porch, and the glazing bars to the door are arranged in an unusual 'trellis' design.

The house is notable as a highly intact example of a small Victorian cottage.

122 Elizabeth Street



Image: 122 Elizabeth Street, WCC 2022

Built: 1899

Architect / Builder: Charles Lamberg

Title Number: WN347/103

Legal Description: Part Section 360 Town of Wellington

¹¹⁸ *Evening Post*, 14 January 1939, p 1



History

Since 1911 the house at 122 Elizabeth Street has been home to long-term occupants, most likely owner-occupants. Herbert Atkinson, a cycle mechanic, is listed on the street directories from 1911 until 1925, when clerk Jonathan Thompson is named. The Thompson family stayed at No. 122 for the following three decades and offered board in a single room in the late 1930s.¹¹⁹ In the 1960s, George Sandois moved into the house. During the 1980s, the owners repiled and renovated the house, and the house appears to have become rental accommodation.¹²⁰ No-one listed is on the Habitation Index for 2000 and 2005.

Physical description

122 Elizabeth Street is a Victorian cottage with a hipped roof. Unlike the other houses in this group, the front bay of No. 122 is incorporated into the roof courtesy of its own hipped gable.

The square bay window and recessed porch is similar to its neighbour at 120 Elizabeth Street. The front door has a highly decorative geometric arrangement of glazing bars, and other ornamentation includes the carved eaves brackets. A low cinderblock fence sits at the front. The house is notable as a highly intact example of a small Victorian cottage.

124 Elizabeth Street



Image: 124 Elizabeth Street, M. Kelly 2017

¹¹⁹ *Evening Post*, 30 April 1937, p 3; *Evening Post*, 11 March 1939, p 2; *Evening Post*, 6 July 1939, p 5

¹²⁰ D3986, 122 Elizabeth Street, dwelling additions and alterations – 1986, WCA; D9383, 122 Elizabeth Street, repile – 1988, WCA



Built: 1899

Architect / Builder: Charles Lamberg

Title Number: WN347/99

Legal Description: Part Section 360 Town of Wellington

History

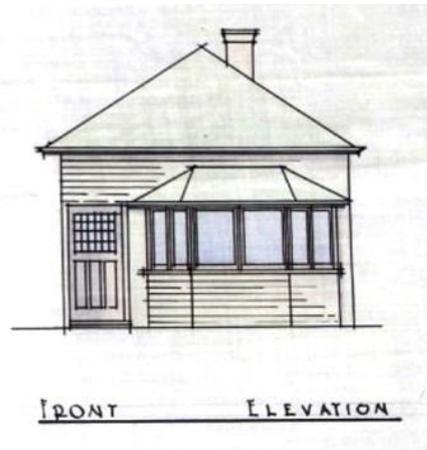
This house is characterised by a great many changes of tenant in the early period of its history. Only Syd Langford, a motorman, in the 1910s and Thomas Roberts, a labourer, in the late 1920s and early 1930s, remained in the house for more than a few years.

There were many alterations and additions to 124 Elizabeth Street in 1989 and 1990.¹²¹ At some point the bay-window has been altered, although it is not clear when. Today the house stands behind a tall rose-hedge.

Physical description

The house at 124 Elizabeth Street is a Victorian cottage with a hipped roof supported by decorative eaves brackets. It is unusual in this group as it has a side entrance. The bay window has been altered, but the house remains a substantially intact version of a small Victorian cottage.

126 Elizabeth Street



Images: (left) 126 Elizabeth Street, WCC 2022, (right) 126 Elizabeth Street, WCA B9887, 1930

Built: 1899

¹²¹ C61002, 124 Elizabeth Street, alterations – 24 December 1982, WCA; E18778, 124 Elizabeth Street, dwelling additions and alterations – 1989, WCA; E19137, 124 Elizabeth Street, dwelling additions and alterations – 1989, WCA; E19538, 124 Elizabeth Street, dwelling additions and alterations – 1990, WCA



Architect / Builder: Charles Lamberg

Title Number: WN347/100

Legal Description: Part Section 360 Town of Wellington

History

The front of this building was significantly altered in 1930, when the owner, Mrs Nissenbaum, had the windows replaced. The building permit stated:

Existing front window and door to be removed and be replaced by five light splay bay window. Front door to have glass to bottom rail. [See plan below]. All rooms to be stripped and scrimed [sic] and papered, to choice, with wallpaper...All woodwork to be cleaned down and revarnished.

Windows in bedroom and dining room to be removed and replaced with 2-3 light casement windows.¹²²

Additions were also built at the back. It would appear the renovations aimed to let more light into the building. Further alterations were made in 1996, but these appear not to have affected the street appearance of the house.

Physical description

The house at 126 Elizabeth Street is Victorian, with a simple hipped roof. There are some early 20th century alterations to the bay window and entrance door, but the house remains a substantially intact version of a small Victorian cottage. The early alterations are considered to be part of the house's heritage fabric.

128 Elizabeth Street



Image: 128 Elizabeth Street, WCC 2022

¹²² B9887, 126 Elizabeth Street, erect alterations to dwelling - 6 August 1930, WCA



Built: 1899

Architect / Builder: Charles Lamberg

Title Number: WN23D/138

Legal Description: Part Section 360 Town of Wellington

History

No. 128 was occupied by warehouseman Ewan Bayldon for its first decade until his death in 1910.¹²³ After this, the occupancy seems unsettled until George and Susannah Beck arrived in the mid-1920s; George is listed at the house until his death in the 1930s and Susannah until the late 1940s. Salesman Graham Waddell and his wife Mary occupied the house for the following three decades.

Physical description

128 Elizabeth Street is a Victorian house with a simple hipped roof, and a square bay window with its own hipped roof. The front door is located in a small, recessed porch. The porch has a fine decorative pediment supported by a pair of timber console brackets.

Of the six houses Lamberg built, 128 Elizabeth Street is closest to its original appearance, despite some additions and alterations in 1989.¹²⁴ The house is notable as a highly intact example of a Victorian cottage.

130 & 132 Elizabeth Street



Images: 130 & 132 Elizabeth Street, WCC 2022

¹²³ *Evening Post*, 15 October 1910, p 5

¹²⁴ C63930, 128 Elizabeth Street, dwelling additions, alterations and repile - 15 December 1983, WCA



Built: 1898

Architect / Builder: William Ham

Title Number: WN27C/58, WN27C/57, WN347/98

Legal Description: Lot 1 DP 55455 (cross lease)

History

130 and 132 Elizabeth Street were built by William Ham in 1898. They were probably speculative builds, built to on-sell right away.

Unusually, despite being built in the same year by the same person on the same block of land, the two houses are built to different plans. No. 132 was built as a one-storey villa, with a bay window at the front and the entrance down the right-hand side of the house. When built in 1898, it had two bedrooms—one in the bay front room and the other directly behind it—a sitting room, kitchen and detached washhouse.¹²⁵ 130 Elizabeth Street is more of a cottage, with a flat gable at the front.

It is almost certain these two houses were made using stolen goods as building site thefts occurred in Matairangi Mount Victoria throughout 1898. On the morning of 23 November 1898, a man was seen removing timber from a vacant section on Ellice Street. After searching nearby backyards, police uncovered Ham's stash of stolen goods with more found inside his house, and he was arrested.

Ham readily admitted his wrongdoing and attempted to make amends with those he had stolen from. Taking this into account, the jury recommended probation.¹²⁶ The Chief Justice, however, sentenced Ham to two years' imprisonment with hard labour. He labelled the case:

*...the very worst of its kind, and he was sorry that he could not pass a heavier sentence. Here was a man carrying on systematic theft of building materials for nearly two years...[the prisoner] must have ruined some of the small builders, and yet knowing this... he had built two cottages out of the booty.*¹²⁷

130 and 132 Elizabeth Street appear to have remained investment property for some time—in 1909, the pair were offered for sale together, and the advertisement states 'Investors and speculators will find it in their distinct advantage to inspect this property'.¹²⁸

¹²⁵ 2978, Elizabeth Street, dwelling - 10 September 1898, WCA

¹²⁶ *Evening Post*, 23 February 1899, p. 4

¹²⁷ *Evening Post*, 25 February 1899, p. 4

¹²⁸ *Evening Post*, 11 December 1909, p. 8



Both houses had renovations in the 1950s and 1960s, but these appear not to have affected the fronts of the houses much.

Physical description

Today, the houses appear quite different from each other. 130 Elizabeth Street is a Victorian cottage with rusticated weatherboards and a double-hung sash window. There is some decoration on the barge board. The front door looks slightly out of place, as if it has been altered at some point.

No. 132 is a small Victorian cottage with entry on the right-hand side of the house. The bay window has an unusual built-up roof (or mini parapet) above the spouting. The timber sashes have been replaced in aluminium and frames added to give the top sashes an arched appearance. Both houses have white picket fences.

The cottages at 130 and 132 Elizabeth Street are notable as highly intact examples of Victorian cottages.

134 Elizabeth Street



Image: 134 Elizabeth Street, WCC 2022

Built: c.1900

Architect / Builder:

Title Number: WN347/97

Legal Description: Part Section 360 Town of Wellington

History

It is difficult to know when 134 Elizabeth Street was built, as no building permit exists. Timothy Buckley first appears at the address in 1900 in the electoral rolls, after previously being listed in 1896 at Nairn Street. It is assumed the house was built around this time.



When Buckley first moved in, his family consisted of himself, his wife Jane, and as many as five children. Jane passed away in 1900; it appears Julia Buckley (listed on the electoral roll as a spinster) moved in, possibly to help with the children.

Buckley was a civil servant and telegraphist, who worked his way up to the position of Director of Telephones for the Dominion and served in the Post and Telegraph Department for 43 years. It is entirely likely he knew Emil Pasche who lived next door and worked for the same department.

Buckley died in 1929. Julia and Timothy Buckley's daughter Eileen stayed in the house and were joined by John Buckley (retired) and Thomas Buckley (clerk). Eileen, a teacher, stayed in the house until the late 1950s, possibly until her death in 1960.

The house appears to have been a flat for a couple of decades until around 1995, when new owners moved in, who have remained on the habitation index.

Physical description

Today the house could possibly be defined as a cottage, although one with significant alterations. There is fenestration across most of the front of the house, with a mixture of fixed, fan light and casement windows. The front door is in an extension to the front of the house. A carport sits on the front-right side, and a concrete fence marks the front of the property.

138 & 140 Elizabeth Street



Image: 140 Elizabeth Street, WCC 2022

Built: 1904

Architect / Builder: unknown



Title Number: WN32B/635, WN32B/636, WN347/96

Legal Description: Lot 1 DP 63577 (cross lease)

History

Emil Pasche commissioned this pair of semi-detached two-storey double-bay villas in 1904, but he was living on the land before this date. He purchased the property in January 1888 and began paying rates on a dwelling the following year.¹²⁹ For many years he was the only house on Elizabeth Street from Austin Street to the Town Belt—others on the block, such as Lamberg, Buckley and Ham, didn't build until the late 1890s.

Pasche's new building consisted of two semi-detached houses, divided by a brick 'party' wall and with entrances on the side of each house. Each house had living areas and one bedroom downstairs and three bedrooms upstairs.

Pasche, his wife, Mary, and two daughters lived in the right-hand side (No. 138), renting out the left. Originally from Germany, Pasche worked for the Post and Telegraph Department for many years. He lived at number 138 until his death in 1930.¹³⁰ His wife and daughters stayed in the house—Mary until her death in the 1950s and the daughters until their deaths in the early 1970s.

In 1922, a cleansing order was issued, ordering Pasche to remove the wallpaper in the front room of 140, re-stretch the scrim and re-wallpaper. Another order said the windowpane and sash in the same room needed fixing. A letter from a council employee said the house was otherwise 'in pretty good order' and states Mr Pasche refused to fix the window as the tenant was the one that broke it.¹³¹ He was fined for these actions.¹³²

At some point, 140 Elizabeth Street may have been converted to two units as 140a is listed in the street directories.

138 and 140 Elizabeth Street are slightly out of character in a block of mostly single-storey speculative builds nearby on Elizabeth Street, but illustrate the manner in which height and a view were (and still are) sought after in Mount Victoria.

Physical description

Today the pair of houses at 138 and 140 Elizabeth Street are some of the grandest on the street and both appear to be in very good condition. The dividing wall is unobtrusive, and the pair resemble a single grand two-storey villa, with

¹²⁹ Deeds Index, Town Acre 361

¹³⁰ *Evening Post*, 21 July 1930, p. 11

¹³¹ 1922/1240, Condition of premises, No 140 Elizabeth Street - Public Health Department – 1922 WCA

¹³² *Evening Post*, 18 October 1922, p. 10



rusticated weatherboards and double-height bay windows—square on the ground floor and canted on the first floor. A white picket fence on top of a plain concrete wall marks the front of the property.

The two houses are notable as highly intact examples of two-storey semi-detached Victorian villas.

Elizabeth Street – odd numbered houses

61 Elizabeth Street



Image: 61 Elizabeth Street, WCC 2022

Built: c.1924 (after 1907 and before 1937)

Architect / Builder: Wellington City Council

Title Number: WN313/205

Legal Description: Part Lot 3 DP 18 and defined on DP 6771

History

The Elizabeth Street substation was constructed for the Wellington City Electricity Department whose initials can be seen on the parapet.

The first known use of electricity in Wellington came in 1879, when a jeweller used it to light his Lambton Quay shop front. The next major development came in 1888 when the Wellington City Council contracted the Electric Light and Power Company to construct 480 electrical streetlamps, which were placed throughout the city from Lambton Quay to Newtown in the south. A water-driven station in Featherston Street powered the lamps, which were installed and switched on in 1888 and are marked today by a commemorative lamppost still extant on Lambton Quay.



The Electric Light and Power Company had bills passed in Parliament, which allowed the firm to build plants and supply electricity in Wellington. This was a unique situation in Aotearoa New Zealand—all other cities ensured that the rights to this technology were held in local government hands. It did not last, however. The Wellington City Council acquired these rights in 1905 and secured the company's assets in 1907.

The 1920s saw a sharp increase in the demand for electricity in Aotearoa New Zealand, and it is no coincidence that the number of substations constructed in Wellington by the council during this period matched this.¹³³ This substation is likely to have been constructed in c.1924¹³⁴ and appears on the 1937 Housing Survey Map of Wellington.

Physical description

The substation at 61 Elizabeth Street is a typical and representative example of a small early 20th century electrical substation designed by the Wellington City Council Electricity Department.

It is a small masonry building (rendered brick or painted concrete) in a stripped-Classical style. The street elevation has a stepped parapet and is framed by a raised decorative band which appears to be a stylised frieze, with pilasters and base. The frieze includes a set of interlocking initials for the WCC, and two raised circles. There is a stylised portico over the location of the original entrance doors to the left of the façade that is offset from the current doors which are now located in the centre of the façade.

63 Elizabeth Street



Image: 63 Elizabeth Street, WCC 2022

¹³³ WCC, *Wellington City Heritage* "Sub-station Building and Eastern Service Court" [website], <https://www.wellingtoncityheritage.org.nz/buildings/451-600/455-sub-station?q=> [accessed November 2021]

¹³⁴ Wellington City Council Archives, 00001-44/149/2



Built: 1959

Architect / Builder:

Title Number: WN449/195

Legal Description: Lot 2 DP 10781

History

63 Elizabeth Street was built in 1959.¹³⁵ The previous house may have been demolished due to its dilapidated condition. The current building is a small and relatively typical mid-20th century house that has been orientated with the entrance and living spaces towards a rear courtyard.

65 and 67 Elizabeth Street



Images: 65 & 67 Elizabeth Street, WCC 2022

65 Elizabeth Street

Built: late 1880s or early 1890s

Architect / Builder:

Title Number: WN43C/861

Legal Description: Lot 1 DP 10076, Lot 3 DP 10076

67 Elizabeth Street

Built: late 1880s or early 1890s

Architect / Builder:

Title Number: WN423/282

Legal Description: Lot 2 DP 10076, Lot 3 DP 10076

¹³⁵ C5245, 63 Elizabeth Street, dwelling - 17 Aug 1959, WCA



History

The history of 65 and 67 Elizabeth Street is difficult to ascertain. There are no early building or drainage permits. On Thomas Ward's survey map of 1891, the section overlaps the boundary between two sheets—on one sheet is half of one of the current houses, on the other half of an older house. The rates go back for several years on houses in this area, but they may have been for older houses which were visible in the Burton Brothers photograph of 1884.¹³⁶ It is likely that both houses were built in the late 1880s or early 1890s.

The house on current-day 65 Elizabeth Street was probably home to Samuel Murch from around 1885-86. He lived with his wife Charlotte and their three children, and Charlotte stayed in the house for a few years after Murch died in 1920.

After this time, the house began to decline. In 1954 the occupant, J C Watts, was 'favourably considered' for State rental accommodation as the house at 65 Elizabeth Street was 'in a bad state of repair and unfit to be re-let for living accommodation'. The town clerk was then advised: the owner 'intends to live in the house himself and have a few minor repairs attended to'.¹³⁷

67 Elizabeth Street was probably a rental during this time as it had a regular turnover of tenants.

Physical description

The houses at 65 and 67 Elizabeth are a pair of small Victorian cottages. Both are single storey, with small bay windows protruding from the front façades. The double-hung sashes are topped with small multi-coloured panes. Both are clad in rusticated weatherboards.

On the left is a wooden fence, on the right an open cinderblock fence.

The houses at 65 and 67 Elizabeth Street are notable as a pair of highly intact Victorian cottages.

¹³⁶ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

¹³⁷ 45/1479, Condition of premises: 65 Elizabeth Street, J C Watts (occupier) – 1954, WCA



69 Elizabeth Street



Image: 69 Elizabeth Street, WCC 2022

Built: 1989

Architect / Builder:

Title Number: 918834 to 918838

Legal Description: Lots 1,2,4,5 DP 543620

Physical description

This is a three-storey multi-unit townhouse development built in 1989. Although the design attempts to introduce some architectural villa-features to the development, it is ultimately unsuccessful. The overall size and bulk ensure the townhouses do not fit into the character of Elizabeth Street; the small bay window on the front face and the pitch of the roof do little to relieve this. This building is a non-contributor to the heritage area.



73 & 75 Elizabeth Street



Images: 73 & 75 Elizabeth Street, WCC 2022

73 Elizabeth Street

Built: probably 1889-1890

Architect / Builder: John Munro

Title Number: WN260/46

Legal Description: Part Lot 11 DP 18

75 Elizabeth Street

Built: probably 1889-1890

Architect / Builder: John Munro

Title Number: WN7D/1257

Legal Description: Lot 1 DP 4244

History

These houses were probably built in 1889-90 by John Munro. Munro is listed in the rate books as paying for a single dwelling from 1878 to 1888, when another house appears, but it is likely, given their similar appearance, that he demolished the first house and had these two built. Further evidence for this scenario is that the Burton Bros' 1884 photograph shows a cottage in this approximate location, and permits for drainage and washhouses for both houses were submitted in 1898, implying these houses were still owned by a single owner.¹³⁸ Again in 1904, John Munro applied for a permit for both houses.¹³⁹

¹³⁸ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

¹³⁹ 6033, 9-11 Elizabeth Street, additions to dwellings – 28 June 1904, WCA



The houses appear to have had long-term occupants during the 20th century, implying ownership or a good relationship with the landlord. At No. 73, Duncan and Florence Currie moved in about 1911. Duncan passed away in 1927 and Florence remained until the 1950s. Another Currie, Jonathan B Currie, then took over the house for the next decade; how he is related to Duncan and Florence is not certain, as their only son died in 1927.

Next door the long-running tenants were Arthur and Lily Bellamore and their family. Arthur had lived on the street since he young, in his family's home at 91 Elizabeth Street and married Lily in that house. After a brief stay at 84 Elizabeth Street, Arthur and his family moved into number 75 in 1920, and remained there until 1950-51, according to the street directories.

Physical description

Both houses appear to have had significant changes to their frontages. No. 73 has two windows with the same arrangement on both floors—casement windows on either side of a fixed pane. 75 Elizabeth Street has sash windows, but these appear very new and may be replicas. The square bay window on the ground floor is also new. Despite the changes both houses make a strong contribution to the streetscape.

77 Elizabeth Street



Image: 77 Elizabeth Street, WCC 2022

Built: probably late 1870's

Architect / Builder: Walter Tyrell

Title Number: WN19B/1420

Legal Description: Lot 13 DP 18

History

77 Elizabeth Street was probably built in the late 1870s by Walter Tyrell. Tyrell paid rates on the house for three years, and the house (and a now demolished dwelling at the rear of the property) passed to Samuel Dawson. Although a fairly



common name, this is presumably the same Samuel Dawson who paid rates on 98 and 100 Elizabeth Street and had property elsewhere in Wellington.

The house was rented out during the 1900s, with multiple ‘to let’ advertisements in the newspapers.¹⁴⁰ The occupancy appears to have settled down with the arrival of the Chapman family around 1914.

The Chapmans were James (a storeman), Agnes and their two daughters Irene and Agnes. The younger Agnes passed away in 1917, aged just four.¹⁴¹ James died in the late 1940s and Agnes stayed on in the house for at least another ten years. She added on an additional bedroom in 1951.¹⁴² The next occupants, the Twists, made further additions in 1961.¹⁴³

Physical description

The house is a substantially intact late 1870s bay villa with the exception of its sash windows that have been altered to casements with mock shutters. The verandah is intact, as is the matching decoration on the bargeboard and verandah valence.

79 Elizabeth Street



Image: 79 Elizabeth Street, WCC 2022

Built: on or before 1878

Architect / Builder: possibly Luke Allison

Title Number: WN20/84

Legal Description: Part Lot 15 DP 18

¹⁴⁰ For example: *Evening Post*, 2 March 1906, p. 1

¹⁴¹ *Evening Post*, 27 April 1917, p. 1

¹⁴² B30944, 77 Elizabeth Street, bed room – 1 March 1951, WCA

¹⁴³ C9509, 77 Elizabeth Street, dwelling additions – 13 November 1961, WCA



History

The house at 79 Elizabeth Street was built in or before 1878, possibly by Luke Allison. When it was offered for sale in 1880, it was described as ‘newly erected’. Further description included:

Cottage in Elizabeth-street — two large and lofty rooms, with chimney ready for another room; water and gas laid on; fine yard and garden, well drained; everything in thorough order and ready for immediate occupation. Will be sold a bargain, and a large portion of the purchase money can remain on mortgage.¹⁴⁴

A long-term tenant was Frederick Verney, who moved into the house after serving in World War I with his English wife Ellen. Verney died in 1948 and his wife stayed until at least 1954. Since then, the house has had many tenants.

Physical description

79 Elizabeth Street is one of the oldest houses in Mount Victoria. It is a substantially intact example of a Victorian cottage, even though the front and side windows have been replaced in aluminium and the yard has been concreted.

81 Elizabeth Street



Image: 81 Elizabeth Street, M. Kelly 2017

Built: 1922

Architect / Builder:

Title Number: WN47D/177

Legal Description: Part Lot 15 and Part Lot 17 DP 18

¹⁴⁴ *Evening Post*, 11 September 1880, p. 3



History

This house at 81 Elizabeth Street was built in 1922 for Jacob Domb, a Russian tailor, and was originally a family home with a workroom built above. The house had many of the features of a bungalow: the front entry led to a small hall running parallel to the road, before turning into a centre hall. The bathroom was part of the main structure of the house, right in the centre. Interestingly, there was no dining room, merely a sitting room, but the kitchen was quite large, with a separate scullery. Most interesting was the workroom. Occupying a space the same size as all three bedrooms and the hall, it was accessed via a separate entry on the right of the house and up a set of stairs.

The building plans said that ceilings were to be lined with ‘fibrous plaster board’. At a time when many of the houses on the street were being ordered to re-scrim and re-paper their houses, fibrous plaster board was new and efficient. There was also ‘wire to one point in Kitchen for an electric iron’.¹⁴⁵

Five years later in 1927, Domb converted the workroom into a flat, adding internal walls and raising the back wall and roof to insert two extra rooms.¹⁴⁶ It appears he may have had problems renting out the flat though, as it was advertised multiple times between 1933 and 1937.¹⁴⁷ The Dombs stayed at 81 Elizabeth until at least 1938.¹⁴⁸

Physical description

Today, the house at 81 Elizabeth Street is a bungalow with considerable alterations to the rear and is bulkier than most of the houses on the street. The front is adorned with a bowed window with casements and stained-glass fanlights. The front door, at the left of the house, has its own roof and a stained-glass top half. A brick wall on the eastern side of the property is the remains of a stable for horses that grazed on the adjacent field (now the Batham Estate, No. 85). The field was still there in the early 1980s.¹⁴⁹

Although the house has an unusual form, the early alterations are part of the building’s unique history, and the house contributes to the streetscape values of the heritage area.

¹⁴⁵ A265, 81 Elizabeth Street, dwelling – 1 July 1922, WCA

¹⁴⁶ B2860, 81 Elizabeth Street, shed and additions - 2 flats – 16 March 1927, WCA

¹⁴⁷ *Evening Post*, 12 August 1933, p. 3; *Evening Post*, 12 January 1935, p. 2

¹⁴⁸ *Evening Post*, 19 November 1938, p. 1

¹⁴⁹ Pers. comm. David Lee to Michael Kelly, 21 June 2017



85 Elizabeth Street



Image: 85 Elizabeth Street, WCC 2022

Built: 1980's

Title Number:

Legal Description:

Physical description

85 Elizabeth Street encompasses 11 townhouses that were built in the 1980s. Its only effect on the immediate streetscape is a wide tar-sealed driveway and wooden sign. The development is not included within the boundaries of the heritage area.

89 Elizabeth Street



Image: 89 Elizabeth Street, WCC 2022



Built: unknown, pre-1892

Architect / Builder:

Title Number: WN37B/313

Legal Description: Part Lot 19 DP 18

History

89 Elizabeth Street appears to be a cottage that has been updated with bungalow style casement windows. The house appears on the 1892 Thomas Ward maps and may be much older.

In 1906, the occupier Mrs Barrow was advised that improvements must be made to the premises, namely replacing decaying timber and improving ventilation below the floor. These were very quickly remedied within a month.¹⁵⁰ William Kelly, a labourer, was an occupant in the 1910s, while plumber George Rogers and his family were occupants during the 1930s and '40s. Otherwise there was a change of occupation every year or two throughout the first half of the 20th century. After that there is a history of fairly long tenancies on the street directories, so it is possible that it was by then an owner-occupier house.

Physical description

89 Elizabeth Street is a cottage that appears to have been restored. It has new lapped weatherboard cladding and a corrugated iron roof. However, there are no recent permits for changes to the house. The windows are now casements with a diamond pattern on the fanlights. White picket fencing and white finials all contribute to the look of a small cottage.

It is a typical small Matairangi Mount Victoria cottage with some pleasant early-20th century alterations that are now part of the heritage fabric of the place.

¹⁵⁰ 1906/493, Premises, 89 Elizabeth Street, Mrs Barrow, Eggers – 1906, WCA



91 Elizabeth Street



Image: 91 Elizabeth Street, WCC 2022

Built: c.1889

Architect / Builder: unknown

Title Number: WN49/45

Legal Description: Part Lot 21 DP 18

History

According to the rate books, Thomas Bellamore and Phillip Wootton took over this block of land (either together or separately) from James Jonathan Thomas around 1888-1889. It appears both men immediately built houses upon their sections. Bellamore was a labourer at this point and probably had four children under the age of ten.

According to a newspaper article celebrating the couple's diamond wedding anniversary in 1937:

From 1879 to 1890 Mr. Bellamore served in the stores branch of the Post and Telegraph Department, and in 1890 joined the staff of the Wellington Harbour Board. For the latter body he worked for 43 years, retiring three years ago. While in the employ of the Harbour Board Mr. Bellamore was a prominent member of the Ambulance Brigade.¹⁵¹

When the house was first built it was probably a simple cottage. In 1899, the Bellamores added a washhouse to the rear of the building and in 1903, a square bay under a splayed roof that also covered the door on the front.¹⁵² The

¹⁵¹ *Evening Post*, 29 July 1937, p. 18

¹⁵² 5672, 29 Elizabeth Street, addition of bay window and porch – 9 October 1903, WCA



Bellamores lived in this house until at least 1955, which was the last time Thomas Bellamore is listed as paying rates.

Much later, in 1983, a further building permit was issued for alterations, but these appear not to have altered the front of the building.

Physical description

Today the building is a Victorian cottage with some early additions. There is a verandah with a hipped roof that spans the width of the front of the house. The verandah encloses a square-bay window, and also forms the porch which shelters the front door. The stained-glass side panel and row of decorative glass panels under the verandah are fine decorative elements. There is a narrow front garden that is enclosed by a picket fence.

The house with its early alterations has considerable charm and adds to the streetscape values of the heritage area.

93 Elizabeth Street



Image: 93 Elizabeth Street, WCC 2022

Built: 1904 with some parts of an 1889 house.

Architect / Builder: unknown

Title Number: WN49/46

Legal Description: Part Lot 21 DP 18

History

As with 91 Elizabeth Street, Philip Wootton appears to have commissioned a dwelling on the land as soon as he began paying rates in 1889. The house that appears on the section today, however, bears little resemblance to the Wootton's original cottage. This was built about halfway down the section and in 1895,



Wootton had all of the cottage demolished excepting the rear wall and built what amounted to a new house.¹⁵³ In 1904, Wootton was again building—this time a workshop to the rear of the building. The proposed two-storey structure prompted the rather confused council official to ask how the top storey would be accessed.¹⁵⁴

Phillip Wootton was a collar maker and his family remained at this house until 1927 when Phillip's widow Sarah Ann passed away. The next owners moved in and stayed for an even longer period, until the late 1990s, and the current owners moved in shortly after. No. 93 has therefore only hosted three families in its 120-year life.

Physical description

The narrow, gabled Edwardian cottage is clad in rusticated weatherboards and has a corrugated iron roof. The entrance is on the west elevation. The bay window has double-hung sash windows and a flat roof.

It is notable as a highly intact example of a small Edwardian cottage.

95 Elizabeth Street



Image: 95 Elizabeth Street, WCC 2022

Built: around 1875-1876

Architect / Builder: George Furby

Title Number: WN10/190

¹⁵³ 1105, Elizabeth Street, addition to dwelling – 15 March 1895, WCA

¹⁵⁴ 5943, Elizabeth Street, workshop – 21 April 1904, WCA



Legal Description: Lot 23 DP 18

History

95 Elizabeth Street was built around 1875-76 by carpenter George Furby. While this is possibly one of the oldest houses in the street, very little of the original house remains, as much of the building material was replaced in the 1920s.

In 1920, the City Council's Chief Inspector reported that:

*The house is built of wood & iron and consists of 4 rooms & scullery with a small conservatory and a detached wash-house. The roof or gutter over the kitchen apparently leaks, the spouting and downpipes are defective. The house is built up close to a timber retaining wall the timber of which has decayed and the earth is pushing in the wall of the kitchen. The scullery, conservatory, wash-house, and w.c. building are in an extremely dilapidated state. The wall-paper in the kitchen is in a dirty condition.*¹⁵⁵

He recommended a list of repairs or referral to the Ministry of Health for condemnation. Later paperwork, however, simply requests that the washhouse be made waterproof and all decaying timber in the house be replaced.

The Public Trustee then advised that the cost of the repairs were too much for the estate to bear and the house would be sold. The house was sold to G L Cursons and the new owner advised of the long list of things that must be remedied. By December 1922, there is a note that 'All items complied with'.¹⁵⁶

It is not clear how much of the original house survived the renovations. G L Cursons almost completely replaced the back of the house, but the plans show the same configuration of windows and doors as currently.¹⁵⁷ The floor area was increased to almost twice the size of the original cottage, and the house was converted into a bungalow with a bow window, presumably at about the same time. The other major addition was a garage, added in 1982.

Physical description

95 Elizabeth Street appears in its current state to be a modified bungalow. It has typical bungalow features (the low-pitched roof, gable roof and bow window) as well as some modern fenestration and a variety of cladding—lapped

¹⁵⁵ 1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920, WCA

¹⁵⁶ 1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920, WCA

¹⁵⁷ 11466, 95 Elizabeth Street, alterations to dwelling – 22 April 1921



weatherboards on the right of the house, vertical on the left and shingles in the gable end.

The garage, with its vertical cladding, and the large concrete pad (rather than a landscaped front garden) are at odds with the general streetscape.

97 Elizabeth Street



Images: (left) garages at 97 Elizabeth Street, WCC 2022, (right) house behind garages, Googlemaps 2021

Built: around 1875-1876

Architect / Builder: Stephen Gladding

Title Number: WN8D/1342, 112080, 646299

Legal Description: Lot 25 DP 18

History

97 Elizabeth Street was built around 1875-76 by Stephen Gladding. It is difficult to see from the street due to the row of garages built across the front of the property.

Gladding appears to have had a difficult relationship with his neighbour, George Furby. In March 1876, Gladding was charged with assaulting Furby in Manners Street, having 'jollied' him about working for less than the current wages, pulled his beard and beating him. Witness claimed that Furby had provoked Gladding, calling him a 'ten-penny paper hanger' and dabbing him in the eye with his paintbrush. The other witness again countered this and the judge fined Gladding.¹⁵⁸

Whether due to this animosity or other factors, Gladding moved out within a few years of building the house. Little is known about the other early ratepayers, Henry Flyger and George William.

¹⁵⁸ *Evening Post*, 17 March 1876, p. 2



In 1903, the house was expanded significantly to the north (rear), with the roof of the lean-to raised to the highest ridgeline of the main building and extended out to cover the outhouses.¹⁵⁹

In 1928, the three-car garage was installed.¹⁶⁰ Elizabeth Street has never had many garages as most of the houses are built near the street-edge. In the application, Mrs E M Woolley, stated that ‘the first garage is for our own personal use while I intend endeavouring to let the second garage’. One of the garages was advertised to let in 1932.¹⁶¹

Physical description

The Victorian bay-villa at 97 Elizabeth Street is partly screened from view by a row of three garages and a kōwhai tree. From what can be seen, the villa has rusticated weatherboards and a finial on the flat gable.

The house appears to be a substantially intact example of a Victorian bay-villa with some early alterations.

99 and 101 Elizabeth Street



Image (left): 99-101 Elizabeth Street, WCC 2022

99 Elizabeth Street

Built: c. 2020 and replaces a cottage constructed c.1879-1880

Architect / Builder: Duncan McLean

Title Number: 967234

Legal Description: Lot 1 DP 555339

101 Elizabeth Street

¹⁵⁹ 5421, Addition to Dwelling, Elizabeth Street – 9 May 1903, WCA

¹⁶⁰ B7645, Erect Garages, 97 Elizabeth Street, 9 July 1939

¹⁶¹ *Dominion*, 10 May 1911, p. 2



Built: c. 2020 and replaces a cottage constructed c.1879-1880

Architect / Builder: Duncan McLean

Title Number: 967235

Legal Description: Lot 2 DP 555339

History

The new development at 99-101 Elizabeth Street replaces a pair of semi-detached cottages built around 1879-80 by Duncan McLean. It is unsure whether these houses were built as two dwellings or later separated. By 1933, they were certainly separate dwellings, as renovations were required at 101 and not 99.¹⁶²

In 1978, both original houses were in a state of considerable disrepair. When council inspectors visited the house in April that year, they found the owner conducting minor repairs on the floor in 101. The inspector accidentally poked a small hole in the ceiling, as the hardboard was completely soaked. Water poured through the hole. He reported that 'The owner became very irate at this and wanted to [know] if we usually go around pushing holes in peoples' ceilings. We assured the owner that this was definitely not the case and that the only reason this happened was because of the leaky roof'.

It was another two years before further correspondence took place. In March 1980, a considerable list of required repairs was sent to the owner, who was given 90 days to remedy them. More inspections and correspondence followed, and the two houses were joined together.¹⁶³

A few months later, a plan was submitted for considerable alterations to the building, but some of the planned alterations don't appear to have been carried out.¹⁶⁴

The houses appear to have been demolished in 2019 and the site redeveloped.

Physical description

The new house at the street-edge of 99-101 Elizabeth Street has been designed to replicate the appearance of the original 1870s cottages. The new development includes a new single garage and fence fronting the street, and one or more new units at the rear of the property.

¹⁶² B12277, 101 Elizabeth Street, dwelling additions – 7 April 1933, WCA

¹⁶³ 45/82/43, Premises, 99, 101 Elizabeth Street – 1978-1982, WCA

¹⁶⁴ C60372, 99-101 Elizabeth Street, dwelling additions and alterations – 13 October 1982, WCA



103 Elizabeth Street



Image: 103 Elizabeth Street, M. Kelly 2017

Built: either 1876-1877 or 1879-1880

Architect / Builder:

Title Number: 894361

Legal Description: Lot 2 DP 535134

History

103 Elizabeth Street was built in either 1876-77 or 1879-80—the ratepayer, James Sexton, was responsible for both this house and the one in front, 105, and it is difficult to know which one is which.

Being at the rear of the section, this house has a neutral effect on the streetscape. It is, however, much altered from its original appearance, with evidence of bungalow-style changes to visible elevations. There are no recorded permits that would explain these changes.

105 Elizabeth Street



Image: 105 Elizabeth Street, WCC 2022

Built: either 1876-1877 or 1879-1880



Architect / Builder:

Title Number: 894360

Legal Description: Lot 1 DP 535134

History

105 Elizabeth Street was built in either 1876-77 or 1879-80—the ratepayer, James Sexton, was responsible for both this house and the one at the rear, 103, and it is difficult to know which one is which. There may be a similar problem with the street directories. What can be known is that this house is pre-1891, as it features on 1892 Ward Map.

In 1944, the owner, A R Coad, applied to have a garage installed on the front left of the section. As Coad is listed as living on Moxham Avenue, this was probably a rental property. He also owned 103 at the rear of the property.¹⁶⁵

Physical description

105 Elizabeth Street is a Victorian cottage with an unusual partly hipped and partly gabled roof. It has rusticated weatherboards and a corrugated 'super-six' asbestos roof. There are casement windows on the front flat-gabled façade, a sunhood over the door, and a sash window on the left of the entrance. A concrete garage and a wooden fence are arranged at the front of the section.

107 and 109 Elizabeth Street



Image: 107 Elizabeth Street, WCC 2022

¹⁶⁵ B23740, 103-105 Elizabeth Street, dwelling alterations – 15 December 1944, WCA



Built: 1932

Architect / Builder: Frederick de Jersey Clere, Hedley Victor Evans

Title Number: WN536/61

Legal Description: Part Lot 31 DP 18

History

107 Elizabeth Street was built in 1932 by Hedley Victor Evens as two flats. Previously, the site had two buildings, which were demolished to make way for the new house. It appears that the Evans family owned these houses as early as 1909, as his mother (Aotearoa New Zealand's first female practicing chemist, Christabel Evens) was living there when she died.¹⁶⁶

The new house was designed by architect Frederick de Jersey Clere. Both flats had access from the right side of the house, as well as two bedrooms, a living room, dining room, kitchen and bathroom.¹⁶⁷ As with many such buildings, it appears the living and dining rooms were subsequently converted into bedrooms—as of 2015, the house had six occupants. Another flat, given the number of 109 Elizabeth Street, has been added to the rear of the house.

Physical description

107 Elizabeth Street is an eclectic English Domestic Revival style house. The street elevation includes a pair of double-height bay windows—all casements with fanlights. The flare below the first-floor windows and the gable end are clad in shingles, while the rest of the house has lapped weatherboards. The large chimney that is visible from the street has a stucco finish. The house is large compared with others in the street, a size only emphasised by its location on a hill.

It is notable as a highly intact example of an English Domestic Revival style house (when viewed from the street).

¹⁶⁶ *Evening Post*, 26 July 1909, p. 7

¹⁶⁷ B11462, 107-109 Elizabeth Street, 2 flats – 4 February 1932, WCA



111 Elizabeth Street



Image 111 Elizabeth Street, WCC 2022

Built: pre-1878

Architect / Builder: unknown

Title Number: WN18/232

Legal Description: Part Lot 36-37 DP 18

History

It is difficult to know much about this house as there is little on the public record. The original house was possibly built before 1878—it is one of two houses listed on the rate books under Thomas Dickinson and then Samuel Morrell. Morrell is also listed on a drainage permit from 1894.¹⁶⁸

Samuel Morrell, a bricklayer, lived in the house from about 1885 to the early 1900s. The house may contain an Aotearoa New Zealand invention—Morrell patented a window latch that prevented the windows from rattling, allowed the window to be open for ventilation, and also thwarted burglars.¹⁶⁹

There are no known building permits for any alterations to this property, although a sunroom appears to have been added in the early 20th century.

Physical description

The house now presents itself to the street as a bungalow. The original house has been coated with stucco render and has a sunroom addition in the bungalow style. The sunroom addition has a flared base, casement windows and lapped

¹⁶⁸ 16146, 111 Elizabeth Street – 1894, WCA

¹⁶⁹ *Evening Post*, 11 April 1896, p. 2



weatherboards that suggest it dates to the 1930s. The remaining parts of the house are likely to include the timber framed cottage that dates from the 1870s.

34 Austin Street



Image: 34 Austin Street, WCC 2022

Built: between 1891-1901

Architect / Builder:

Title Number: WN23/205

Legal Description: Part Allotment 36-37 DP 18

History

34 Austin Street was originally a two-storey villa built between 1891 and 1901. The house had two early long-term occupants—Archibald Dougall and Jonathan Kershaw—between 1912 and 1925.

Kershaw offered 34 Austin Street for sale along with 31 and 33 Austin Street in 1925. The advertisement stated:

*All of the above properties are exceptionally well situated, within a few minutes of Courtenay Place, there being no climb necessary to get to the houses. They command a good outlook and have the sun all day. As the rooms in each house are of such a good size, they lend themselves readily for use as flats or apartment-houses.*¹⁷⁰

Symons Nausbaum then moved in. Nausbaum was a second-hand dealer who appeared to move on and become a landlord or property manager. Upon moving in, he added an extension to the house and replaced many of the sash windows

¹⁷⁰ *Evening Post*, 2 December 1924, p. 12



with casements.¹⁷¹ He then tried to sell the house in 1928,¹⁷² but instead let the house out as various flats and rooms for the next few decades.¹⁷³

In 1966 the house was converted into flats by F S Havill and the interior and exterior significantly changed. The interior was reconfigured from a six-bedroom house and one-bedroom bedsit to four one-bedroom flats. Outside, the fenestration was changed considerably, with pairs of lights or single windows replacing casement windows.¹⁷⁴

Since the conversion, the house has continued to be four flats and has had a range of occupants. The addition on the Elizabeth Street side of the house does not appear on the 1966 permit and must have been added since, although there is no building permit for it.

Physical description

34 Austin Street is a much-modified house that has been adapted so that there is no distinct architectural style. It has rusticated weatherboards (presumably to match the original cladding). A verandah of painted plywood is attached to the top floor, along with a staircase to give access to one of the flats. The Austin Street elevation is dominated by four concreted car pads. The Te Aro side of the house is dominated by two verandahs running the length of the elevation.

35 Austin Street



Image: 35 Austin Street, WCC 2022

Built: around 1889-1890

¹⁷¹ A4859, 34 Austin Street, additions - 9 September 1925, WCA

¹⁷² *Evening Post*, 19 November 1928, p. 3

¹⁷³ Nausbaum is listed on a building permit for 1942. 00056:277:B22360, 34 Austin Street, erect wall – 21 July 1942, WCA

¹⁷⁴ C20301, 34 Austin Street, convert to 4 flats – 9 September 1966, WCA



Architect / Builder:

Title Number: WN347/109

Legal Description: Part Section 361 Town of Wellington

History

35 Austin Street was built around 1889-90 for Charles Lamberg. He lived at the house until moving to 139 Elizabeth Street in 1900.

Lamberg, a general contractor and carter, arrived in Aotearoa New Zealand from Sweden in 1873. In 1897, *The Cyclopedia of New Zealand* commented:

*He is a large employer of labour, and owns no fewer than thirty-five horses, and an equal number of carts. The contracts are mainly for supplies of sand and gravel for the City Corporation, and for building purposes, but he undertakes any other kind of transport work and carting.*¹⁷⁵

Lamberg was an active and prominent member of the Scandinavian society and there is at least one reference to a meeting taking place at his home.¹⁷⁶

Originally, the house was probably a bay villa, appearing much as it does today from Austin Street but without the addition at the top. After Lamberg left, the house had a series of occupants who stayed around five years, until driver David Thompson occupied the house from 1940 to 1955. Several more occupants were listed at the house throughout the rest of the 20th century. The distinctive boundary wall was built for then owner H W Barnett in 1929 for £75.¹⁷⁷

Physical description

The house is a much-modified Victorian bay-villa. In 2004, the house was significantly altered. An outbuilding and a lean-to at the rear of the house were demolished. In the space that was created, a new building was erected and it became 123 Elizabeth Street. A second floor was added to the house and two bedrooms constructed. Two gables, mostly glazed, face Austin Street.¹⁷⁸ This detracts from an otherwise exemplary late Victorian bay-villa that makes great use of its corner site. It has an excellent collection of bay windows, fine detailing on the bargeboards and verandah posts.

¹⁷⁵ *The Cyclopedia of New Zealand* [Wellington Provincial District] (Wellington: The Cyclopedia Company Limited, 1897), p. 603

¹⁷⁶ *Evening Post*, 26 May 1892, p. 2

¹⁷⁷ 00056:80:B7627; 35 Austin Street, wall, 5 July 1929, Owner: H W Barnett. Builder: J R Cooper. Application value: £75, WCA

¹⁷⁸ 121850, 35 Austin Street, alterations to existing dwelling; erect new dwelling – 2004, WCA



123 Elizabeth Street



Image: 123 Elizabeth WCC 2022

Built: 2004

Architect / Builder:

Title Number: WN347/109

Legal Description: Part Section 361 Town of Wellington

This infill house was built in 2004 on land previously occupied by an extension to 35 Austin Street.

125 and 125a Elizabeth Street



Image: 125 & 125a Elizabeth Street, WCC 2022





Image (left): The A-framed addition under construction in 1977. No. 125 is to the left.

Image (right): 125a Elizabeth Street, Googlemaps 2013.

125 Elizabeth Street

Built: 1900

Architect / Builder: Charles Lamberg

125a Elizabeth Street

Built: 1977

Architect / Builder: unknown

Title Number: WN347/108, WN59A/298, WN25D/195, WN25D/196

Legal Description: LOT 1 DP 56093

History

125 Elizabeth Street, built in 1900, is another of Charles Lamberg's houses. The original plan shows a rather unusual house, possibly designed to fit into what was a wide but shallow section. The drawing room, dining room and three bedrooms occupied the two-storey structure we see today. To the right was a single-storey extension containing the kitchen, washhouse and bathroom.

The first occupant was Sarah Dimant, a 'charming brunette', who had been chief typist and shorthand writer at the Tourist Department since it was formed in 1901.¹⁷⁹ She was then poached by Thomas Mackenzie, Minister of Agriculture.¹⁸⁰ Dimant lived in the house until she married and moved to Picton in 1910; it then appears her sister Lena (who was also in Civil Service) took over the house.

¹⁷⁹ *Evening Post*, 8 June 1909, p. 7

¹⁸⁰ *Evening Post*, 11 February 1910, p. 9



In 1974, Urban Freeholdings converted the house into three flats, two one-room flats in the two-storey section and a bedsitter in the single-storey extension.¹⁸¹ Three years later the house underwent extensive renovations by its new owners. The single-storey extension was demolished and, in its place, an unusual steel and concrete structure with a steeply pitched roof was erected. Three storeys high, it had garages on the ground floor and a flat above.

At some point, 125a was altered at least twice. By 2013 the house was rendered with a mansard-style roof at the upper floor, following which the mansard had been removed and the third floor reconstructed with vertical walls. The house was re-clad with weatherboards, and the joinery and balustrades were replaced. It is unclear when and how this took place, as building permits have not been located.

Physical description

Despite the massive changes next door, 125 Elizabeth Street remains remarkably untouched when viewed from the street. The bay window and door are covered with a concave verandah and all of the windows appear original. The house is notable as a highly intact example of a Victorian timber villa.

The garage is clad in vertical weatherboards, with two roller garage doors. The upper part of the structure is clad in lapped weatherboard, with wide windows and a glass fence around the patio area.

127 Elizabeth Street



Image: 127 Elizabeth Street, WCC 2022

Built: 1903

Architect / Builder: unknown

¹⁸¹ C39676, 125 Elizabeth Street, convert dwelling to 3 flats – 15 January 1974, WCA



Title Number: WN8A/1498

Legal Description: Part Section 361 Town of Wellington

History

127 Elizabeth Street was built for and by John MacKenzie in 1903. Early occupants included bookbinder Frederick Cooper and waterproof manufacturer Jonathan Forrester, but unfortunately little is known other than their names and occupations.

In 1946, the house became a boarding house, or was granted a licence for an activity it was already carrying out. Florence Page applied for a permit; P R Cossham of Hataitai was the owner at the time. The accompanying plan showed a six-bedroom house with 11 beds, although a council report states that the capacity of the house was only nine—six boarders and three non-boarders.¹⁸²

In 1963 the house was returned to a private dwelling and then in 1967, converted into two flats by Sengley Holdings.¹⁸³ The house has likely remained rental accommodation.

Physical description

127 Elizabeth Street is a two-storey square-bay villa. Today the house looks much as it did in the original building permit. It sits on a platform above the street and is reached via a set of stairs built on a two-part retaining wall. On the main elevation there is a double-height square bay topped with a gable (with decorated infill). To the right is a highly decorative entrance porch with a plain sash window above. The house is clad with rusticated weatherboards, while the windows are all double-hung sash windows.

The house is notable as a highly intact example of a two-storey Victorian bay villa.

¹⁸² 9/97, Boarding House: 127 Elizabeth Street – 1946-1983, WCA

¹⁸³ C25128, 127 Elizabeth Street, convert dwelling to 2 flats - 1 August 1967, WCA



129, 131, 133, 135 Elizabeth Street



Image: 129 to 135 Elizabeth Street, Googlemaps 2021

Historical Summary

These five houses from 129 to 135 Elizabeth Street were built to the same plan for Messrs Howie and Matthews in 1906. The plan outlined a small box bay villa with two bedrooms, a dining room, sitting room, scullery and very small bathroom.¹⁸⁴

Howie and Matthews were successful Wellington-based contractors who were active from c.1900 to 1920. They worked locally and in other parts of the North Island, mainly on large contracts but they were also house builders. Most of their work involved erecting single dwellings or making alterations, but there are four permits that relate to multi-house speculative builds. In addition to Elizabeth Street, they constructed groups of houses at 71-81 Freyberg Street, 172-180 Owen Street, and 162-186 Onepu Road. The Elizabeth Street group is certainly the most intact of the four groups and, along with the houses across the road built by Charles Lamberg, are an excellent example of early 20th century speculative building. They would have been a technological challenge though, requiring the construction of a building platform some metres above the street level.

In 1913, the four houses were still owned as a group lot. They were advertised for sale as five-roomed buildings containing all conveniences. The property was described as 'bringing in £208 per annum in rent, is in a good position, and the houses are well designed, and in good order; let to first-class tenants, and always in good demand'.¹⁸⁵ By 1919, the houses were being offered up for individual sale.¹⁸⁶

¹⁸⁴ 7090, 129, 131, 133, 135 Elizabeth Street, four dwellings – 2 May 1906, WCA

¹⁸⁵ *Evening Post*, 27 September 1913, p. 8

¹⁸⁶ *Evening Post*, 31 May 1919, p. 8



129 Elizabeth Street



Image: 129 Elizabeth Street, WCC 2022

Built: 1906

Architect / Builder: Messrs Howie and Matthews

Title Number: WN431/222

Legal Description: Lot 1 DP 5429

History

129 Elizabeth Street appears to have had few changes made to it until the 1980s, when permits were granted for additions and alterations. It is possible that this was when the rusticated weatherboards were replaced with the lapped ones we see today. The early decades there was a quick turnover of tenants but Lucy Haigh, and later, Michael Barry, a seaman, were two reasonably long-standing tenants in the 1910s to 1930s.

In 1995, an earlier retaining wall was replaced; today it is a concrete wall with a staircase built into it, topped with a wooden fence. Much of this retaining wall and the house are hidden behind a large olive tree.

Physical description

129 Elizabeth Street is a substantially intact example of a single-storey Edwardian bay-villa.



131 Elizabeth Street



Image: 131 Elizabeth Street, WCC 2022

Built: 1906

Architect / Builder: Messrs Howie and Matthews

Title Number: WN21D/488

Legal Description: Lot 2 DP 5429

History

131 Elizabeth Street appears to have been rental accommodation until at least the mid-1930s, with a high turnover of names in the street directories. In 1936 Julia C Long is listed and remained in the house until 1955, but she probably rented the house—the owner on Council correspondence in 1942 was W Burge.¹⁸⁷ Long may have taken in boarders—two advertisements for such appear in the newspaper during her time in the house.¹⁸⁸

In 1942, the retaining wall of the house had to be replaced, partly due to an earthquake that year and partly due to the existing condition of the wall. The wall had cracked from pavement to top and was 'in a bad state, is a menace to pedestrians using the footpath and should be taken down and rebuilt'.¹⁸⁹ From the wall's current appearance, it may have had work done recently as well—the

¹⁸⁷ 50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942, WCA

¹⁸⁸ *Evening Post*, 21 March 1941, p. 3; *Evening Post*, 20 February 1937, p. 11

¹⁸⁹ 50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942, WCA



concrete along the bottom of the wall and ground appears new, as does the wooden staircase leading up to the property.

The house itself has had minor alterations; the sash windows on the verandah have been replaced with casements and stained-glass fanlights and the whole of the building re-clad in lapped weatherboards.

Physical description

131 Elizabeth Street is a substantially intact example of a single-storey Edwardian bay-villa, with some early alterations which are now considered to be part of the heritage fabric of the house.

133 Elizabeth Street



Image: 133 Elizabeth Street, WCC 2022

Built: 1906

Architect / Builder: Messrs Howie and Matthews

Title Number: WN431/223

Legal Description: Lot 3 DP 5429

History

A few long-term occupants in the *Wise's Street Directory* indicate 133 Elizabeth Street was owner-occupied. The occupants of the 1920s, the Cants, were fairly well-off. An advertisement in 1925 selling the contents of the house (Mrs Cant was moving to Auckland) included a number of items, such as '2 valuable skin



rugs'.¹⁹⁰ In 1962, owner SES Baxter applied for a permit to add a porch to the rear of the house.¹⁹¹

Physical description

133 Elizabeth Street is a modified example of a single-storey Edwardian bay-villa. The street elevation is highly intact, and the house has retained its original concrete retaining wall and stairs that are also a notable feature of the property.

It is the most altered this group of houses, with a roof-top extension visible on the right side of the roof and the front sash windows having been replaced with French doors. Its fretwork is plain, and it has a white picket fence atop of the concrete retaining wall.

135 Elizabeth Street



Image: 135 Elizabeth Street, WCC 2022

Built: 1906

Architect / Builder: Messrs Howie and Matthews

Title Number: WN287/297

Legal Description: Lot 4 DP 5429

¹⁹⁰ *Evening Post*, 30 June 1925, p. 8

¹⁹¹ C10311, 133 Elizabeth Street, porch – 26 April 1962, WCA



History

135 Elizabeth Street appears to have been rented out, at least since 2000 and possibly before then. In the 1930s, the occupiers took in boarders, with rooms advertised to let in the newspaper.¹⁹²

Physical description

135 Elizabeth is notable as a highly intact example of an Edwardian villa. The house sits on top of a cinderblock retaining wall with stairs running up the wall. Apart from what is assumed to be modern fretwork on the verandah, there appear to have been relatively few changes to the house, which may be the least altered of the group.

137 Elizabeth Street



Image: 137 Elizabeth Street, WCC 2022

Built: 1902

Architect / Builder: Charles Lamberg

Title Number: WN347/110

Legal Description: Part Section 361 Town of Wellington

History

137 Elizabeth Street was built in 1902, another of Charles Lamberg's many houses. It was a two-storey villa with a square bay window, recessed door on the ground floor and two double-hung sash windows on the top floor. The original plan is sparse, giving little indication of each room's purpose, but it likely that there was

¹⁹² *Evening Post*, 9 June 1934, p. 2



a drawing/sitting room and a dining room downstairs and four bedrooms upstairs.¹⁹³

In the late 1940s, when hairdresser James Houlihan was the occupant, the house was a rental. In 1952, the council warned the owner, Teresa Allen, that the house needed significant repairs, including replacing a lot of decayed timber and weatherproofing the roof. Allen advised the council through her lawyers that she was trying to take occupancy of the house and once this was done, the repairs could get underway.¹⁹⁴

Rather than simply doing repairs, Allen had the house renovated with significant additions to the rear of the house and appeared to move in. The extensions included a sewing room, upstairs deck off the kitchen and a 'dINETTE'. The box bay at the front was removed, presumably replaced by the casement windows currently installed.¹⁹⁵

Four months after Allen's permit, however, another one was lodged. It shows that Allen's renovations were carried out, but the house was now in the possession of a Mr Sternberg. He converted the house into two flats through two small renovations: new kitchen fittings in the sewing room and a new partition to separate off access to the upstairs.¹⁹⁶ At only £75, it was a cost-effective change to greatly improve his return.

Today the house is still two flats, but the changes have removed the house's character.

Physical description

137 Elizabeth Street is a modified two-storey Edwardian villa. The upstairs windows are top-hung single lights. On the ground floor, a fanlight and casement combination sits on either side of a fixed pane and a glazed porch shelters the entrance. A tall fence shelters a small outdoor patio area at the front of the building.

¹⁹³ 4668, 137 Elizabeth Street, dwelling – 3 February 1902, WCA

¹⁹⁴ 45/1428, Condition of premises: 137 Elizabeth Street, Mrs Allen (owner), Mrs Houlihan (occupier) – 1952-1953, WCA

¹⁹⁵ B35123, 137 Elizabeth Street, dwelling alterations – 24 September 1953, WCA

¹⁹⁶ B36975, 137 Elizabeth Street, conversion of dwelling to two flats, 20 October 1954, EVA



139 Elizabeth Street



Image: 139 Elizabeth Street, WCC 2022

Built: 1900

Architect / Builder: Charles Lamberg

Title Number: WN347/114

Legal Description: Part Section 361 Town of Wellington

History

Originally built in 1900, this house at 139 Elizabeth Street is one of the nine houses Charles Lamberg built on Elizabeth Street, and is the one he actually lived in.¹⁹⁷

Lamberg's nine houses were built over a two-year period in 1899-1900. He appears to have moved from his house on Austin Street to this house in 1900. Three years later, after a long illness, Lamberg passed away.¹⁹⁸

One of the prominent early occupants of the house was George E James, who was Traffic Superintendent of the City Tramways for many years.¹⁹⁹ James and his wife dubbed the house 'Hyde Villa' and used the drawing room for entertaining friends. There is mention of a night of musical entertainment in the newspaper,²⁰⁰ and their silver wedding anniversary event (which the Pasches from across the road attended).²⁰¹ The use of the drawing room and a lack of any building permits at this time would imply the Georges found the house ideal for their lifestyle and didn't need to alter it.

¹⁹⁷ Evidence from *Wise's Street Directory*. Additionally, in 1901 there were complaints between Emil Pasche (who lived across the road) and Lamberg about wandering chickens, implying they lived close to one another. *Evening Post*, 1 October 1901, p. 4

¹⁹⁸ *Evening Post*, 5 May 1903, p. 5

¹⁹⁹ *Dominion*, 5 May 1910, p. 2

²⁰⁰ *Dominion*, 21 December 1912, p. 4

²⁰¹ *Evening Post*, 3 June 1913, p. 9



The varied occupants who came after the Georges, however, used the house in a different way. Throughout the 1930s and early 1940s, they advertised rooms to let in the newspaper, using the additional rooms as a money-earning space, rather than for entertainment.

In 1966, the use of the building changed again when it was converted into two flats.

Physical description

139 Elizabeth Street is notable as a highly intact example of a single-storey double bay villa. Despite the variation in occupation and conversion into flats, the house appears little changed from the front. The roof has possibly been replaced at some point—it appears in very good condition and has a prominent brick chimney on the street-facing roof slope.

The main change to the streetscape is the concrete driveway to the left of the house. This probably installed in 1985 when a garage was added to the rear.

Comparative Analysis Summary

Before 2021, the Wellington District Plan did not include any heritage areas in Mount Victoria. Five new heritage areas were proposed for Matairangi Mount Victoria in the draft District Plan in October 2021. These are Armour Avenue, Doctors' Common, Elizabeth Street, Moir Street and Porritt Avenue in Mount Victoria.

Comparable houses listed in Mount Victoria

Although there are no heritage areas scheduled in the District Plan, there are currently 17 individually scheduled houses in Mount Victoria, and these include:

- Eight large houses designed by notable architects.
- Three large houses that date from 1880–1896.
- Seven smaller cottages that date from the 1870s–1894, including a group of three cottages located in Elizabeth Street.

The Elizabeth Street Heritage Area includes at least 26 houses that are notable as highly intact examples of mainly 19th century worker's dwellings. These houses compare favourably to those already scheduled as individual heritage buildings in the Wellington District Plan.

Comparable heritage areas listed in Wellington

Beyond Mount Victoria, the Wellington District Plan includes 35 heritage areas, of which three are collections of houses. These are the Aro Valley Cottages Heritage Area, a group of 'railway houses' at the Tarikākā Street Settlement Heritage Area, and a 'garden city' development at the Salisbury Garden Court



Heritage Area. The draft District Plan includes an additional eight residential heritage areas, of these five are in Mount Victoria, and the remaining three are the proposed Ascot Street Heritage Area in Thorndon, and two groups of baches that are listed by HNZPT at Mestanes Bay and Red Rocks.

The five proposed heritage areas for Matairangi Mount Victoria (and the proposed Ascot Street Heritage Area) encapsulate themes that are common to most of Wellington's inner-city suburbs including: settlement by Māori and European settlers, high density late 19th century urban development, growth of popularity of the outer suburbs, and the subsequent 'rediscovery' and gentrification of the inner suburbs from the late 20th century. The proposed Matairangi Mount Victoria heritage areas illustrate these themes, within the local context of history, landscape and topography, and connections between people and place.

The Aro Valley Cottages Heritage Area has the most similarities with the six proposed new inner-city residential heritage areas. It is a small collection of 12 single and two-storey houses built between 1873 and 1903 and is situated along the busy thoroughfare of lower Aro Street. The area is listed by both HNZPT and the WCC. The proposed Elizabeth Street Heritage Area differs from the Aro Valley Cottages Heritage Area in that it is a much larger collection (75+ properties) and includes a wider range of examples of late 19th century workers' dwellings.

The unique features of the Elizabeth Street Heritage Area include that it includes the highest concentration of 1870s houses in Mount Victoria. Most date from the late 19th century, were houses designed for tradesmen and their families, and are substantially unchanged since the early 20th century. Many of the houses were built on long and narrow sites and have a street elevation that is no more than one room wide. The street is a quiet narrow backstreet, lined with mature trees, that slopes up until it terminates in the Town Belt.



Significance Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

Matairangi Mount Victoria has significant historical value in the Wellington Region for its association with the theme of migration and European settlement in the mid-19th century. The suburb is also strongly associated with changes to settlement patterns in the 20th century, including suburban expansion and a 'flight' from the inner-city after WWII. This was followed by a return to city living and the gentrification of inner-city suburbs in the late 20th century. The Elizabeth Street Heritage Area demonstrates these themes and patterns of development at a micro or street level.

Overall, the Elizabeth Street Heritage Area has significant heritage values in the Wellington Region for its association with these important themes and patterns of development.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

Not assessed.

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

Not assessed.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

The Elizabeth Street has significant historic value for its contribution to the social history of Wellington. The area was generally working class and has collective value for its role as the home for (mostly) tradesmen and their families before late 20th century gentrification changed the area.



B. Physical values: these values relate to the physical evidence present.

(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.

The street lies within the Thomas Ward 1892 Survey map site, listed as archaeological site Central City NZAA R27/270. Some houses were built prior to 1900, so are classed as built, however unlisted, archaeological sites.

The potential for investigation to provide new or important information, however, is unknown.

(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values

The Elizabeth Street Heritage Area has significant architectural value for its concentration of notable, highly intact examples of working-class houses that date from the 1870s to the early 20th century.

(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.

The Elizabeth Street Heritage Area has significant townscape value for its highly cohesive streetscape of houses that are similar in age, style, form, scale, and building materials. Many were built to the same plan by a builder/developer. Most are substantially unchanged since the early 20th century.

The street is narrow, and the houses are small. Many of the houses are built on long and narrow sites and have street elevation that are no more than one room wide. This, and the sloping topography, gives the Elizabeth Street streetscape its own distinct character and sense of place within the context of Mount Victoria.

(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.



The Elizabeth Street Heritage Area has significant group value within the Wellington city and region. It is one of a group of heritage areas set within Mount Victoria. These are Armour Avenue, Doctors Common, Elizabeth Street, Moir Street and Porritt Avenue.

The heritage area is highly cohesive because of similarities in the built-form, scale, style, and age of the buildings. The houses in Elizabeth Street were generally built between the 1870s and early 1900s, and the overwhelming use of the construction materials of timber and iron, give the area an obvious coherence. The houses are all similar forms—cottages, diminutive villas, and bungalows—and many are narrow cottages that are only one room wide.

There are several groups of houses in the heritage area that were built to the same plan, at the same time, by the same builder or developer, this adds coherence to the streetscape.

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.

The setting and context of the heritage area contributes to an appreciation and understanding of its character, history, and development. The wider context is the suburb of Mount Victoria, most of which is considered to be a special character area that is well-known for its pre-1930 housing.

(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

Not assessed.

(vii) 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.

The area has some technological value because it demonstrates a range of construction methods used in the construction of simple timber houses during the late 19th and early centuries. Of particular note are the various pattern-book worker's cottages that are a particular feature of the eastern end of the street.



(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

The Elizabeth Street Heritage Area has significant integrity, and the physical values of the place are largely unmodified. Relatively few of the original houses have been demolished and there are only a small number of intrusive modern developments.

The houses retain significant fabric from the time of their construction—particularly the elevations, roofs, and external features that can be viewed from the street. Even the alterations made to many of the front elevations illustrate popular trends in domestic architecture up until the late 1920s, and the majority of alterations reference elements of the cottage bungalow vernacular. These changes have their own integrity.

(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.

Although the Elizabeth Street Heritage Area includes some of the oldest houses in Mount Victoria, it is not considered particularly old in the context of human occupation of the Wellington region.

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.

Not assessed.

(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.

The Matairangi Mount Victoria Heritage Study was prompted by community concerns that Mount Victoria's heritage of housing was being undermined and lost through demolitions and alterations. The suburb is held in high public esteem by the local



community to the extent that if it was damaged or destroyed it would cause a sense of loss.

(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community

Not assessed.

D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.

Not assessed but note that the Heritage Area overlays part of SASM #164 Waitangi Awa.

E. Rarity: the place is unique or rare within the district or region.

The area is rare, in that it is a surviving example of a 19th century street mostly made up of workers' dwellings. Parts of Elizabeth Street are particularly old by Matairangi Mount Victoria standards, with a number of the houses in the lower portion of the area built in the 1870s. In fact, this part of Matairangi Mount Victoria contains more houses from that decade than any other.

F. Representativeness: the place is a good example of its type, era or class it represents.

As a street that is based mostly on variations of 19th century workers' dwellings, The Elizabeth Street Heritage Area is highly representative of such settlements. The nature of the formation of the street and subsequent subdivisions suggest that it was intended to be occupied by people on limited incomes and the street demonstrates 30 years of construction of various house types.



Recommendations

Based in the preceding evaluation the Elizabeth Street Heritage Area meets the threshold for eligibility as a Historic Heritage Area. The area has significant historic heritage values that contribute to an understanding and appreciation of history and culture under several of the criteria included in the Greater Wellington Regional Council Regional Policy Statement.

The Elizabeth Street Heritage Area has significant **historic** value as it is associated with important themes that are identified in Council's Thematic Heritage Study of Wellington completed in 2013. These include the migration to Wellington by Māori and European / English settlers, and the European settlement of Wellington established by the New Zealand Company in 1839. The history of the heritage area illustrates the creation of high-density inner-city suburbs in the late 19th and early 20th centuries, suburban expansion in the early and mid-20th century, and a return to inner-city living in the late 20th century. The heritage area also contributes to our understanding of the social history of the mainly working-class tradesmen and their families who occupied the houses before gentrification changed the area in the late 20th century.

The area has significant **physical** values including notable architectural, townscape and group values. The heritage area includes a distinctive and cohesive streetscape of mainly narrow houses on small sites, that are similar in age, style, form, scale, and building materials. Most are substantially unchanged since the early 20th century.

Matairangi Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** for its concentration of 1870s houses, which are particularly old by Matairangi Mount Victoria standards. The houses are good **representative** example of a streetscape of mainly 19th century workers' dwellings, interspersed with other later villas, cottages and bungalows that are typical of Mount Victoria.

Other recommendations:

Although 38 Austin Street was originally recommended to be listed as a heritage building, it fits within the wider narrative of the Elizabeth Street Heritage Area and would contribute to the heritage values of the area. As such it is recommended that the house is included within the Elizabeth Street Heritage Area.

The house is a highly intact example of a Victorian cottage and the District Plan heritage area rules are likely to be an appropriate way to manage the values of the place within its wider context and setting.



Heritage Assessment Criteria

A, B, C, D (see SASM #164), E, F

A: Historic values	Significant
(i) Themes	Y
(ii) Events	
(iii) People	
(iv) Social	Y
B: Physical values	Significant
(i) Archaeological	
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	Y
(v) Surroundings	Y
(vi) Scientific	
(vii) Technological	
(viii) Integrity	Y
(ix) Age	
C: Social values	Significant
(i) Sentiment	
(ii) Recognition	Y
(iii) Sense of place	
D: Tangata whenua values	See SASM #164
E: Rarity	Significant
F: Representativeness	Significant

Extent of the Place

The Elizabeth Street Heritage Area includes all buildings and structures at:

- 34, 35, 36, 37, 38 Austin Street
- 50,52,54,56,58,60,61,62,64,65,66,67,68,69,70,72,73,74,75,76,77,78,79,80,81, 82,84,85,86,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,107,111,118,120,122,123,124,125,125A,126,127,128,129,130,131,132,133,134, 135, 137,138,139,140 Elizabeth Street

Exclusions — all buildings and structures are considered to be non-heritage for the purpose of the heritage area demolition rule:

- 50 Elizabeth Street



- 52 Elizabeth Street – all equipment, fences and landscaping associated with the children’s play area
- 63 Elizabeth Street
- 69 a,b,c,d,e Elizabeth Street
- 99 – 101 Elizabeth Street
- 123 Elizabeth Street
- 125a Elizabeth Street

Exclusions — the specific structures or buildings noted below are considered to be non-heritage for the purpose of the heritage area demolition rules.

- 95 Elizabeth Street - garage is considered to be non-heritage.
- 97 Elizabeth Street - row of three garages are considered to be non-heritage

Note that:

- 85 Elizabeth Street is not included in the heritage area

Inventory of buildings and features

Key:

Status:

- 4 Listed by WCC or registered by HNZPT
- 3 Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object
- 2 Contributes to the values of the heritage area
- 1 Neutral impact on heritage area
- Neg. Negative impact on heritage area

Name of building / feature	Status
34 Austin Street	1
35 Austin Street	2
36 Austin Street	1
37 Austin Street	2
38 Austin Street	3
50 Elizabeth Street	1
52 Elizabeth Street	1
54 Elizabeth Street	2



56 Elizabeth Street	2
58 Elizabeth Street	2
60 Elizabeth Street	2
61 Elizabeth Street	2
62 Elizabeth Street	3
63 Elizabeth Street	1
64 Elizabeth Street	3
65 Elizabeth Street	3
66 Elizabeth Street	2
67 Elizabeth Street	3
68 Elizabeth Street	4
69 a,b,c,d e Elizabeth Street	Neg.
70 Elizabeth Street	4
72 Elizabeth Street	4
73 Elizabeth Street	2
74 Elizabeth Street	3
75 Elizabeth Street	2
76 Elizabeth Street	2
77 Elizabeth Street	2
78 Elizabeth Street	1
79 Elizabeth Street	2
80 Elizabeth Street	3
81 Elizabeth Street	2
82 Elizabeth Street	3
84 Elizabeth Street	3
85 Elizabeth Street	Is not included in the heritage area
86 Elizabeth Street	2
88 Elizabeth Street	1
89 Elizabeth Street	2
90 Elizabeth Street	2



91 Elizabeth Street	2
92 Elizabeth Street	2
93 Elizabeth Street	3
94 Elizabeth Street	2
95 Elizabeth Street	1
96 Elizabeth Street	2
97 Elizabeth Street house	2
97 Elizabeth Street garages	Neg.
98 Elizabeth Street	3
99 Elizabeth Street	1
100 Elizabeth Street	2
101 Elizabeth Street	1
102 Elizabeth Street	2
103 Elizabeth Street	1
104 Elizabeth Street	2
105 Elizabeth Street	2
107 & 109 Elizabeth Street	3
111 Elizabeth Street	2
118 Elizabeth Street	2
120 Elizabeth Street	3
122 Elizabeth Street	3
123 Elizabeth Street	1
124 Elizabeth Street	2
125 Elizabeth Street	3
125a Elizabeth Street	1
126 Elizabeth Street	2
127 Elizabeth Street	3
128 Elizabeth Street	3
129 Elizabeth Street	2
130 Elizabeth Street	3
131 Elizabeth Street	2



132 Elizabeth Street	3
133 Elizabeth Street includes retaining wall and stair	2
134 Elizabeth Street	1
135 Elizabeth Street includes retaining wall and stair	3
137 Elizabeth Street	2
138 Elizabeth Street	3
139 Elizabeth Street	3
140 Elizabeth Street	3

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Builder: J R Cooper. Application value: £75

00056:277:B22360, 34 Austin Street, erect wall – 21 July 1942

10304, Elizabeth Street, dwelling - 12 June 1916

10952, 37 Austin Street, additions and alterations – 10 August 1919

1105, Elizabeth Street, addition to dwelling – 15 March 1895

11466, 95 Elizabeth Street, alterations to dwelling – 22 April 1921

121850, 35 Austin Street, alterations to existing dwelling; erect new dwelling – 2004

1264, Elizabeth Street, additions – 30 July 1895

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

16146, 111 Elizabeth Street – 1894

1906/493, Premises, 89 Elizabeth Street, Mrs Barrow, Eggers – 1906

1919/1321, Condemnation of premises, 82 Elizabeth Street - The District Health Officer, Public Health Department – 1919

1919/180, Condition of premises, 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920

1919/181, Condition of room at rear of 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920



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

1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920

1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920

1922/1240, Condition of premises, No 140 Elizabeth Street - Public Health Department – 1922 WCA

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

1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989

1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989

240688, 86 Elizabeth Street, Demolition to rear of house plus couple of internal walls. Renovation of internal floor area including new loft – 2011

2978, Elizabeth Street, dwelling - 10 September 1898

45/1428, Condition of premises: 137 Elizabeth Street, Mrs Allen (owner), Mrs Houlihan (occupier) – 1952-1953

45/1479, Condition of premises: 65 Elizabeth Street, J C Watts (occupier) – 1954

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

45/449, Condition of premises: 82 Elizabeth Street (Mrs M McKenna) – 1931

45/458, Condition of premises: 92 Elizabeth Street, A M Cann - 1931-1947

45/523, Condition of premises: 90 Elizabeth Street, J Anderson - 1932-1933

45/82/43, Premises, 99, 101 Elizabeth Street – 1978-1982

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

4668, 137 Elizabeth Street, dwelling – 3 February 1902

50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942

50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942

5421, Addition to Dwelling, Elizabeth Street – 9 May 1903

5672, 29 Elizabeth Street, addition of bay window and porch – 9 October 1903

5943, Elizabeth Street, workshop – 21 April 1904

6033, 9-11 Elizabeth Street, additions to dwellings – 28 June 1904

6238, Elizabeth Street, dwelling - 1 November 1904

6283, 38 Elizabeth Street, alterations to dwelling - 29 November 1904

7013, 62 Elizabeth Street, additions to building - 14 March 1906

7090, 129, 131, 133, 135 Elizabeth Street, four dwellings – 2 May 1906

78230, 96 Elizabeth Street, alterations to bathroom and laundry, new bay window - 2001

9/97, Boarding House: 127 Elizabeth Street – 1946-1983



9592, 100 Elizabeth Street, alterations and addition of bay window - 7 May 1913
 A265, 81 Elizabeth Street, dwelling – 1 July 1922
 A4859, 34 Austin Street, additions - 9 September 1925
 B11462, 107-109 Elizabeth Street, 2 flats – 4 February 1932
 B12277, 101 Elizabeth Street, dwelling additions – 7 April 1933
 B16355, 98 Elizabeth Street, dwelling alterations, 24 March 1937
 B23740, 103-105 Elizabeth Street, dwelling alterations – 15 December 1944
 B2860, 81 Elizabeth Street, shed and additions - 2 flats – 16 March 1927
 B30474, 36 Austin Street, shop and dwelling – 30 October 1950
 B30944, 77 Elizabeth Street, bed room – 1 March 1951
 B32568, 36 Austin Street, convert to 2 flats - 17 March 1952
 B35123, 137 Elizabeth Street, dwelling alterations – 24 September 1953
 B36975, 137 Elizabeth Street, conversion of dwelling to two flats, 20 October 1954, EVA
 B7645, Erect Garages, 97 Elizabeth Street, 9 July 1939
 B9887, 126 Elizabeth Street, erect alterations to dwelling - 6 August 1930
 C10311, 133 Elizabeth Street, porch – 26 April 1962
 C13573, 78 Elizabeth Street, dwelling alterations and carport – 8 November 1963
 C15015, 102 Elizabeth Street, dwelling alterations and repile - 7 July 1964
 C20301, 34 Austin Street, convert to 4 flats – 9 September 1966
 C25128, 127 Elizabeth Street, convert dwelling to 2 flats - 1 August 1967
 C28121, 90 Elizabeth Street, additions and alterations - 19 December 1968
 C31380, 58 Elizabeth Street, reinstate dwelling – fire – 15 Jul 1970
 C39676, 125 Elizabeth Street, convert dwelling to 3 flats – 15 January 1974
 C40645, 92 Elizabeth Street, dwelling alterations – 31 May 1974;
 00078:95:32777, 92 Elizabeth Street, additions and alterations – 1997
 C5245, 63 Elizabeth Street, dwelling - 17 Aug 1959
 C58346, 58 Elizabeth Street, kitchen alterations and porch area – 17 February 1982
 C60372, 99-101 Elizabeth Street, dwelling additions and alterations – 13 October 1982
 C61002, 124 Elizabeth Street, alterations – 24 December 1982; E18778, 124 Elizabeth Street, dwelling additions and alterations – 1989; E19137, 124 Elizabeth Street, dwelling additions and alterations – 1989; E19538, 124 Elizabeth Street, dwelling additions and alterations – 1990
 C63930, 128 Elizabeth Street, dwelling additions, alterations and repile - 15 December 1983
 C67271, 76 Elizabeth Street, dwelling additions and alterations – 13 February 1985
 C7852, 82 Elizabeth Street, dwelling alterations - 21 December 1960
 C8985, 78 Elizabeth Street, dwelling additions – 11 August 1961
 C9509, 77 Elizabeth Street, dwelling additions – 13 November 1961



D11828, 118 Elizabeth Street, dwelling additions – 1989
D3986, 122 Elizabeth Street, dwelling additions and alterations – 1986; D9383, 122 Elizabeth Street, repile – 1988
D675, 74 Elizabeth Street, repile – 5 June 1985; D4596, 74 Elizabeth Street, partial repile – 1986; D5915, 74 Elizabeth Street, dwelling additions and alterations – 1987
E24306, 104 Elizabeth Street, repile – 1992; 00060:166:6071, 104 Elizabeth Street, dwelling additions and alterations – 1994

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Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013



Appendix 1 Comparative analysis

Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Armour Avenue Heritage Area	Armour Avenue, Mount Victoria			<p>The proposed Armour Avenue Heritage Area is a group of eight late-Victorian houses and one English Domestic Revival style house on Armour Avenue. Matairangi Mount Victoria has many areas with groupings of fine houses of a similar period, but many include houses that have been altered unsympathetically; none retain the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.</p>

Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Doctors Common Heritage Area	Mount Victoria			<p>The proposed Doctors' Common Heritage Area includes a group of 40+ houses. The area is visible from vantage points around Wellington. It forms part of a picturesque backdrop to the inner harbour and Te Aro and has significant townscape values for its unique collection of houses built along narrow steps and paths on steeply sloping land. The Victorian, Edwardian and early 20th century houses are generally the first to have been built on their sites, and there are very few modern developments within the area.</p>



Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Elizabeth Street Heritage Area	Two eastern street-blocks of Elizabeth Street from Brougham Street to the Town Belt.			<p>The proposed Elizabeth Street Heritage Area includes 75+ properties, most of which are late 19th century workers dwellings. The heritage area includes the highest concentration of 1870s houses in Mount Victoria. Most are substantially unchanged since the early 20th century. Many of the houses are built on long and narrow sites and have a street elevation that is no more than one room wide.</p>



Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Moir Street Heritage Area				<p>The proposed Moir Street Heritage Area includes approx. 30 houses. Constructed from the late 1870s onwards, it is a relatively densely built narrow lane, home to diminutive houses on small sections that give the street its particular historic character. Most of the houses were designed as workers' dwellings and are substantially unchanged since the early 20th century.</p>
Porritt Avenue Heritage Area				<p>The proposed Porritt Avenue Heritage Area includes a group of 45+ houses. It is an unbroken streetscape of Victorian and Edwardian houses. All the houses are the first dwellings on their site, and all were built within a 25-year period (c.1885-1910). This makes Porritt Avenue the most intact street of any in Mount Victoria</p>



Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Aro Valley Cottages		<p>HNZPT – Aro Street Historic Area.</p> <p>WCC – Aro Valley Cottages Heritage Area.</p>		<p>The Aro Valley Cottages Heritage Area includes 12 single and two-storey houses built between 1873 and 1903 and situated in lower Aro Street. The houses, which are near the city end of Aro Street, are grouped in near-identical pairs or fours on opposite sides of the street.</p>
Tarikākā Street		WCC – Tarikākā Street Settlement Heritage Area		<p>The Tarikākā Street Heritage Area includes a group of 60+ houses that were constructed by the Railways Department in the 1920s as low-cost housing for its workers. The houses were prefabricated in Hamilton and brought to Wellington by train.</p>



Proposed and existing heritage areas listed in the Wellington District Plan – residential areas

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Salisbury Garden Court		WCC – Salisbury Garden Court Heritage Area		Salisbury Garden Court is development of 16 houses completed in 1930. It was one of a number of schemes developed in the first half of the 20th century that drew on the principles of Garden City residential design.



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013:

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

Select the themes & subthemes which apply to the place		Yes / some
A	MIGRATION/ IMMIGRATION	
A1.3	Early Colonists 1840-1869	Yes, suburban expansion from initial city residential establishment
A1.4	Vogel-era assisted immigration (1871-1882)	
A1.4E	Early speculator housing	Yes, many houses built for rentals
A2	Settlement Patterns	
A2.2	Colonisation	
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes, sections were created by Mein Smith
A2.2B	Road alignment	Road built to service suburb
A2.4	Post WWII flight to outer suburbs and changing desirability of inner-city suburbs	Yes, seen in later 1990-2000 renovations
A2.5	Gentrification/ protection of heritage housing	Yes, seen in community public esteem
A2.5C	Restored houses/ precincts	Yes, most houses renovated to some extent.
A2.6	Return to city living/ apartment dwelling	
A2.6B	Buildings modified for use as apartments	Yes, ongoing throughout occupation of area
A3.1	Response to Topography	Some
A3.1D	Houses on difficult sections	Some
A3.4	Forest clearance	Yes, during first colonisation for farming and housing
A3.4B	Early timber structures	Yes, early housing