

# Historic Heritage Evaluation

## Emeny House

1 Ranfurly Terrace, Mount Cook, Wellington



March 2022

Historic Heritage Evaluation	
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### Acknowledgements

With thanks to the Michael Kelly and Chris Cochran who prepared the *Emeny House 1 Ranfurly Terrace Heritage Inventory* in 2007 for Wellington City Council, on which this report is based.



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## Executive Summary

The former Emeny House at 1 Ranfurly Terrace was nominated for addition to the Wellington District Plan Heritage Buildings' Schedule by Wellington Mayor Kerry Prendergast in c.2006. The property was included in DPC 58 under ID 415, which was notified in August 2007. The extent of the listing includes the exterior, interiors, and gardens. The house was sold shortly after the house was scheduled in the District Plan.

The former Emeny House was reviewed in the Planning for Growth work programme in 2022 in preparation for the new Wellington District Plan. This was prompted by a request from the current owners to review the listing of the house in the Wellington District Plan Heritage Building Schedule, as part of a public submissions for the Draft District Plan in 2021.

The house, interiors, and gardens have been reassessed against the current Wellington District Plan heritage criteria and thresholds and have been identified as still meeting the requirements of the Wellington City Council (WCC) and Greater Wellington Regional Council (GWRC) for inclusion in the Wellington District Plan Schedule of Heritage Items.

### Overview

The former Emeny House at 1 Ranfurly Terrace was built by speculative builder Richard Keene in 1898 and sold to Mary Emeny (née Heffernan) later that year. Mary was the wife of Charles Emeny, a plasterer and contractor. Emeny was responsible for the plaster work in the interior and built the ornate front fence. It is likely that the house and front garden wall were an advertisement for the quality of his work. Charles Emeny continued to work until his early sixties, but his career came at a time when traditional techniques in plastering were changing. The house effectively demonstrates an end of an era for solid and decorative lime plasterwork in Wellington.

The house remained in the Emeny family for 109 years, and was owned by daughters Mabel, Rene, and Ophir who did not marry. Rene and Ophir lived all their lives at the house, and Rene's life spanned a remarkable 108 years. After an addition in 1908, the house had few changes over the next 99-years. It was sold to new owners after it was added to the Wellington District Plan Heritage Buildings' Schedule as part of DPC 58 in August 2007. There have been some recent works to modify the house and grounds, but most original features have been retained.

### Recommendations

It is recommended that 1 Ranfurly Terrace (currently listed under ID 415) continues to be included in Wellington District Plan Schedule of Heritage Items. The extent



should encompass the exterior of the house, the interior of the house, and the gardens. Proposed amendments to the heritage buildings' schedule entry for the place are considered in more detail in a separate report – see appendix 1. The original and current items listed in the heritage buildings' schedule have been audited and reassessed.

## Summary Statement of Significance

The former Emeny House has **significant historic values** for its contribution to our understanding of the social history of Wellington. It was owned by one family for 109 years and was home to two of the Emeny daughters for all their lives.

It is a **highly intact representative example** of a speculator built double-bay villa, from the turn of the 20<sup>th</sup> century. The house was customised by its first owner, master-plasterer, Charles Emeny, and the **front garden and interiors are notable for the quality of their design, materials, and craftsmanship**. It has **significant technological value** for the quality of its plastered walls and ceilings.

The former Emeny House is **substantially unchanged** since the early 20<sup>th</sup> century, and most of the significant internal and external features have survived. The front garden makes a significant contribution to the character of the house, and both the house and front garden make a **significant contribution to the local streetscape**.

## Purpose

The purpose of this document is to consider the former Emeny House located at 1 Ranfurly Terrace against the Wellington City Council's criteria for evaluation of historic heritage.

The document has been prepared by The Heritage Practice on the specific instructions of our 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 work by Michael Kelly and Chris Cochran who prepared the Emeny House 1 Ranfurly Terrace Heritage Inventory in 2007 for DPC 58. It has been updated, revised, and assessed against the current GWRC and WCC heritage criteria and thresholds.

The house and interiors were inspected on the 30<sup>th</sup> May 2022.



# Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	1 Ranfurly Terrace, Mt Cook
Property Name	Emeny House
Other names	
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	LOT 4 DP 855 WN93/248
NZTM grid reference	
District Plan Reference Number	415
Sites of significance to Māori	Near to: Puke Ahu Ngā Tapuae o Kāhui Maunga; Waitangi Awa; Hauwai Mahinga Kai
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	
New Zealand Archaeological Association (NZAA) site record number(s)	Central City R27/270
Constructed	1898
Significant alterations or additions	1908 addition to rear of property
Architect	Richard Keene (original house) John Swan (1908 addition)
Builder	Richard Keene (original house)
Former uses	Residential
Current uses	Residential
Earthquake-prone Building Status at the date of assessment.	



Extent: WCC Onemap accessed 2022



## Historical Summary

The Wellington area of Aotearoa New Zealand is generally considered to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant octopus, Te Wheke-o-Muturangi, and Kupe finally caught the creature in Raukawakawa (the Cook Strait). Kupe named many places along the way, including the islands of Arapāoa, Mana, Matiu (Somes Island) and Mākaro, before returning to Hawaiki. These names were preserved as later iwi came to settle the whenua.

The first permanent settlers in the Wellington Region trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored the North Island from Māhia to Wellington, naming the harbour Te Whanganui a Tara, after his son Tara. Descendants include Ngai Tara, Rangitāne, Muaupoko, Ngati Apa and Ngati Ira.



Other iwi who made a home in the region include Ngāti Kahungunu, Ngāi Tahu and Ngāti Māmoë.<sup>1</sup>

Te Ātiawa, Ngāti Tama, Taranaki, Ngāti Ruanui, and Ngāti Mutunga migrated south from Taranaki in the early 19th century and the harbour has been held by Taranaki iwi since 1832. Today Taranaki Whānui ki te Upoko o te Ika is the collective name for the Taranaki iwi whose ancestors migrated to Wellington in the 1820s and 1830s, and signed the Port Nicholson Block Deed of Purchase in 1839.<sup>2</sup>

This area of hilly terrain above Te Aro is known as Pukeahu. It is likely to have received this name, which means ‘sacred hill’, from Ngāi Tara. Ngāi Tara established a pā nearby at Te Akatarewa, and Pukeahu and the nearby Hauwai Mahinga Kai (now the Basin Reserve), were cultivated land.

Much of Pukeahu was originally intended to be set aside as a “native reserve” from the 1939 New Zealand Company purchase agreement with Taranaki Whānui ki te Upoko o te Ika. Instead, the land at the north of the hill was designated as a public reserve for military purposes.<sup>3</sup> The hill (and surrounding suburb) was renamed ‘Mount Cook’, and the public reserve was later used as a site for prisons, a brickworks, law enforcement stations, educational institutions, a military base, and for the National War Memorial, and National Art Gallery and Dominion Museum. The remaining areas of Mount Cook, including the land at 1 Ranfurly Terrace, were divided for sale into Town Acres.

## 1 Ranfurly Terrace<sup>4</sup>

Ranfurly Terrace was created by the subdivision of Town Acres 715 and 716. The house at 1 Ranfurly Terrace was originally constructed as speculator housing by builder Richard Keene, who had purchased Town Acre 715 from William Beck, a hotelier, in 1897.<sup>5</sup> Keene received approval from the Wellington City Council for a 17-lot subdivision of the land in October that year and began selling lots and

<sup>1</sup> With thanks to Wellington City Council Heritage Team; *HNZPT list entry report for List No. 9024 (Thomas King Observatory)*; Greater Wellington Regional Council website [Māori history of the Greater Wellington region | Greater Wellington Regional Council \(gw.govt.nz\)](#) Accessed November 2021.

<sup>2</sup> Te Puni Kōkiri, [TKM | Iwi | Taranaki Whānui ki te Upoko o te Ika | Te Kahui Mangai](#), Accessed March 2022

<sup>3</sup> HNZPT list entry report for 1410 (National War Memorial). [Search the List | National War Memorial | Heritage New Zealand](#)

<sup>4</sup> History adapted from: Michael Kelly and Chris Cochran ‘*Emeny House – 1 Ranfurly Terrace*’ (Unpublished Heritage Inventory prepared for Wellington City Council, 2007), 2-4.

<sup>5</sup> CT WN 83/127, LINZ



building houses soon after.<sup>6</sup> It appears that the Town Acres had a water course running through them as a Deed of Grant on the title refers to the necessity of the city to divert a stream and maintain a culvert.<sup>7</sup>

The permit for the dwelling at 1 Ranfurly Terrace was issued by the Wellington City Council on the 6<sup>th</sup> of May 1898 with an estimated cost of £350. The property was sold to Mary Emeny (née Heffernan, 1869-1953), the wife of Charles Thomas Emeny (1868-1940), on the 13<sup>th</sup> of May 1898.<sup>8</sup> Charles Emeny was a plasterer and a contractor. He is responsible for the plaster work in the interior and built the ornate front fence.<sup>9</sup>

### Charles Emeny

Charles Emeny was one of several plasterwork contractors in Wellington. He continued to work until his early sixties, but his working career came at a time when traditional techniques in plastering were changing. In the 19<sup>th</sup> century, traditional plasterers worked in solid plasterwork – applying a smooth lime plaster finish to walls and ceilings. As well as with decorative plasterwork – making and applying ornamentation such as cornices, ceiling roses, hallway arches, and other decorative elements.

In the 20<sup>th</sup> century, gypsum plaster would replace slow-setting lime plaster; panel products such as plasterboard would become ubiquitous as wall and ceiling linings; and mass-produced ready-made ornamentation would be produced in factories like the Carrara workshop in Newtown. While other plasterers left the trade, such as the Platt family who became property developers in Northland,<sup>10</sup> Charles Emeny persevered.

Emeny appears to have run a substantial business. In 1900 he was one of seven Wellington employers called before the Conciliation Board of the Wellington Plasterers' Industrial Union. The main issues were wages and hours, and whether

<sup>6</sup> DP 855, LINZ

<sup>7</sup> CT WN93/248, LINZ. It is assumed that this refers to the whole subdivision, not just the Emeny property.

<sup>8</sup> This information was contained in the *Dominion Post* article that appeared on the occasion of Irene Emeny's death 12/3/2007. It is also confirmed by family member Jean Currie, who was a second cousin of Charles Emeny and very close to Irene Emeny.

<sup>9</sup> Pers. comm. Jean Currie to Michael Kelly, 28/4/2007

<sup>10</sup> See District Plan Heritage Inventory reports for 5, 10,11 & 13 Farm Road, Northland. [Wellington Heritage - Absolutely Positively Wellington City Council Me Heke Ki Poneke \(wellingtoncityheritage.org.nz\)](http://WellingtonHeritage - Absolutely Positively Wellington City Council Me Heke Ki Poneke (wellingtoncityheritage.org.nz))



apprentices should be indentured. Emeny employed fourteen plasterers at that time,<sup>11</sup> and was working on the “fire brigade contract”.<sup>12</sup>

Although a successful plasterer, Emeny went bankrupt several times. The first was in July 1902, when he lost £300 on the Empire Hotel contract and argued in court that he had only made a “living wage” for the previous seven months. The court also heard that 1 Ranfurly Terrace was held in his wife’s name, as she had contributed towards the purchase of the house from her savings. Although it cost £600 to purchase the house, a mortgage of £450 remained on the title.<sup>13</sup> The bankruptcy was discharged in October 1902.<sup>14</sup>

Later in 1903 Emeny completed work on Messrs Morrah’s new premises on Willis Street. This was a four-storey building, said to be the “purest example of Gothic architecture in this city...”<sup>15</sup> Emeny continued working in Wellington, including on the Commercial Chambers in Hunter Street in 1905<sup>16</sup> and the Wellington Building and Investment Company at the southern end of Lambton Quay in 1906.<sup>17</sup>

In 1906 he purchased a property from the Wellington City Corporation in Adelaide Road,<sup>18</sup> and two-years later hired architect John Swan to extend the Ranfurly Terrace house. By this time Emeny was working on the St Gerard’s Church at Hawker Street, also designed by Swan.<sup>19</sup> At 1 Ranfurly Terrace, Swan’s design added a billiards room, bathroom, and bedroom, along with a side entrance porch and pantry. The washhouse, a separate structure, was moved to accommodate the extensions.<sup>20</sup> The kitchen was also altered at this time. The extension, like the rest of the house, bore the stamp of Charles Emeny’s work.

<sup>11</sup> *Evening Post*, Volume LX, Issue 107, 2 November 1900, Page 6

<https://paperspast.natlib.govt.nz/newspapers/EP19001102.2.61>

<sup>12</sup> *Evening Post*, Volume LX, Issue 108, 3 November 1900, Page 5

<https://paperspast.natlib.govt.nz/newspapers/EP19001103.2.35>

<sup>13</sup> *Evening Post*, Volume LXIV, Issue 7, 8 July 1902, Page 5

<https://paperspast.natlib.govt.nz/newspapers/EP19020708.2.36.6>

<sup>14</sup> *Evening Post*, Volume LXIV, Issue 84, 6 October 1902, Page 6

<https://paperspast.natlib.govt.nz/newspapers/EP19021006.2.63>

<sup>15</sup> *New Zealand Mail*, Issue 1638, 22 July 1903, Page 69 (*Supplement*)

<https://paperspast.natlib.govt.nz/newspapers/NZMAIL19030722.2.171.10>

<sup>16</sup> *Evening Post*, Volume LXX, Issue 20, 24 July 1905, Page 4

<https://paperspast.natlib.govt.nz/newspapers/EP19050724.2.21>

<sup>17</sup> *Evening Post*, Volume LXXI, Issue 44, 21 February 1906, Page 2

<https://paperspast.natlib.govt.nz/newspapers/EP19060221.2.15>

<sup>18</sup> 00002:13:911, Sale of surplus land Adelaide Road, WCA. 26 May 1906.

<sup>19</sup> *Evening Post*, Volume LXXVI, Issue 76, 26 September 1908, Page 1

<https://paperspast.natlib.govt.nz/newspapers/EP19080926.2.6.6>

<sup>20</sup> Permit 00053\_143\_7949-001, 1908, WCA



Emeny had premises in Quin Street (later Sturdee Street and now part of Victoria Street) where he kept his plaster moulds. In December 1917 Emeny was bankrupt again, perhaps due to a slow-down in construction work during WW1. The bankruptcy was discharged by March 1919.<sup>21</sup>

A skilled plasterer, Charles Emeny worked on a number of buildings around Wellington including the Hotel St George, DIC, Boys Institute (across the road from Ranfurly Terrace on Tasman Street) and the Majestic Theatre,<sup>22</sup> as well as the State Fire Building<sup>23</sup> and Marsden College, Karori.<sup>24</sup>

Emeny went bankrupt again in 1931, during the Great Depression. By this time, he had been working for ten years exclusively as a subcontractor for Hansford and Mills Construction Company Ltd who were also in liquidation. Hansford and Mills owed Emeny over £1000, which he required to pay his own debts.<sup>25</sup> He was working on the “War Memorial Job” and the Hotel St George at the time.

### **Internal plasterwork in New Zealand timber villas**

The Emeny House is unusual in Wellington as a speculative villa with a fully plastered interior. This work includes lath and plaster wall and ceiling linings, along with decorative mouldings such as cornices, ceiling roses, and other trim. It was the family home of a master-craftsman plasterer, who carried out the work.

Solid plasterwork was relatively common overseas in the late 19th and early 20th centuries, particularly in countries such as the UK that have a tradition of building houses in brick and stone. In Wellington, it is more often associated with the interiors of masonry buildings and was sometimes used in grand timber buildings such as the former Government Buildings at 15 Lambton Quay.

The plastering process is relatively complex. The quicklime must be slaked – either on site, or offsite in slaking pits and bought to site as mature lime putty. Timber laths are applied over the wall studs or ceiling joists. The correct

<sup>21</sup> *Dominion*, Volume 11, Issue 72, 18 December 1917, Page 4  
<https://paperspast.natlib.govt.nz/newspapers/DOM19171218.2.11>

*Dominion*, Volume 12, Issue 140, 8 March 1919, Page 3  
<https://paperspast.natlib.govt.nz/newspapers/DOM19190308.2.17>

<sup>22</sup> 'Emeny Family Tree' compiled by Jean Currie; *Dominion*, Volume 6, Issue 1575, 19 October 1912, Page 14 <https://paperspast.natlib.govt.nz/newspapers/DOM19121019.2.91.3>

<sup>23</sup> *Evening Post*, Volume CV, Issue 37, 13 February 1923, Page 1  
<https://paperspast.natlib.govt.nz/newspapers/EP19230213.2.6.5>

<sup>24</sup> *New Zealand Times*, Volume LIII, Issue 12422, 16 April 1926, Page 1  
<https://paperspast.natlib.govt.nz/newspapers/NZTIM19260416.2.4.7>

<sup>25</sup> *Evening Post*, Volume CXI, Issue 121, 25 May 1931, Page 10  
<https://paperspast.natlib.govt.nz/newspapers/EP19310525.2.92>



quantities of sand, and animal hair (goat, cow, or horse) are added to the first layer – known as the “scratch coat” or “pricking up” coat - which is pushed against and through the timber laths to create a strong “key”. The surface is scratched and left to dry and carbonate, sometimes for several weeks. The next coat is the “floating” or “levelling” coat, which again requires at least a week’s drying time, depending on the weather. The final “setting” or “finishing” coat forms a smooth plastered substrate that can be painted after it dries.<sup>26</sup>

Most builders of timber villas in Wellington did not employ a plasterer (known as one of the “wet trades”). Instead, interior villa walls and ceilings were more commonly dry-lined with timber. Living areas were generally decorated with wallpaper glued to hessian or scrim over sarking boards or match lining. Some finer ceilings were lined with timber boards and battens, or with pressed metal panels, or embossed wallpapers. Service areas such as kitchens, bathrooms, and sculleries, could be lined with TG&V match lining. This was generally painted or could be sealed with a clear varnish or shellac.<sup>27</sup> These service area finishes can be seen at the side entrance at 1 Ranfurly Terrace.

During the 20th century, new materials became available. Lime plaster was replaced with gypsum, which sets and dries rapidly, and is easier to work. New wall and ceiling sheet lining materials became available, and were often applied over existing sarking, studs and joists. Today, the internal walls of most new houses are lined with plasterboard, which can be taped, sealed, skimmed, and painted to give a uniformly smooth finish.<sup>28</sup>

### **Decorative Plasterwork**

When 1 Ranfurly Terrace was first constructed in 1898, decorative plasterwork was often created by master-plasterers such as Charles Emeny. A skilled plasterer, like Emeny, could create decorative features such as cornices, ceiling roses, hallway arches, panelling, dados, picture rails and other mouldings.

Plastering techniques included “running-out” long lengths of straight mouldings such as cornices by dragging a running mould over wet plaster applied directly to the joint between the walls and ceilings. Complex decorative items in “high relief”

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<sup>26</sup> Stuart Arden and Ian Bowman, *The New Zealand Period House: A Conservation Guide*, Auckland: Random House, 2004, pages 170 – 171; English Heritage, *Practical Building Conservation: Mortars, Renders & Plasters*, Ashgate, 76-77; Tim Ratcliffe, “Internal Lime-Plastering”, Cathedral Communications Ltd, [Internal Lime-Plastering \(buildingconservation.com\)](http://buildingconservation.com) accessed March 2022.

<sup>27</sup> Arden and Bowman, 2004, pages 176-179

<sup>28</sup> Arden and Bowman, 2004, pages 170 – 171



could be worked by hand using mature lime putty. Or they could be cast in moulds, particularly following advances in mould-making techniques, and with the advent of fibrous plaster which allowed for larger and more complex shapes to be manufactured in one piece. Generally, the decorative work of a master-plasterer would be confined to the grander rooms of public and commercial buildings (for example the entrance foyer of the Wellington Opera House), or perhaps in the reception rooms of the houses of the rich.

In most 19th century Wellington villas, the internal decorative features were made from timber – including hallway arches, dado rails, picture rails, battens, cornices, and scotia. Alternatives were pressed-metal, embossed paper, and wallpaper, along with some composite materials such as Compo, Gesso, and papier-mâché.<sup>29</sup>

When the Carrara Ceiling Company opened its Newtown factory in 1903, mass-produced decorative plaster mouldings became more widely available locally in Wellington, and were popular up until about the end of WW1.<sup>30</sup>

Overall, the decorative plasterwork – cornices, ceiling roses, mouldings, and archways – at 1 Ranfurly Terrace are earlier and finer than are generally associated with houses of this type, style, and size in Wellington. Again, this is directly related to the history of the house having been the family home of a master-plasterer.

### **The Emeny Family**

The Emeny family consisted of five children – two boys, Charles (1889 -?) and Robert (Bob) (1904 - 1961), and three daughters, Kathleen (Mabel) (1893 - 1978), Irene (Rene) (1898 - 2007), and Alexandra (Ophir) (1901-1992). The children attended the nearby Mt Cook School. Bob attended secondary school at Wellington College, but the girl's education did not extend beyond primary school, as was typical for the time.

Charles Emeny painted portraits of his wife, Mary, and his daughters in the billiard room. These feature as cameos in the four corners of the elaborate plastered

<sup>29</sup> Ardern and Bowman, 2004, pages 172

<sup>30</sup> Ardern and Bowman, 2004, pages 170 – 171



ceiling.<sup>31</sup> Charles Henry (junior), also a plasterer, was called up to serve in WW1 in February 1917.<sup>32</sup>

Sometime after the end of WW1, Charles (senior) and Mary Emeny may have separated, and Charles moved in with relatives in Oriental Bay. Possibly around the time of his second bankruptcy.

While the boys also left home, none of the girls married or left the house to live elsewhere.<sup>33</sup> All the girls had working careers; Rene worked in the Town Clerk's office for 42 years, serving five Town Clerks. Ophir worked as a clerk at the Milk Department, just a short distance away in Tory Street. Mabel ran the sweet shop at the Majestic Theatre for many years and her sisters often helped in the evenings. It is thought that Mabel acquired the concession through her father's work on the theatre's plastering.<sup>34</sup>

Although Charles and Mary are thought to have separated after WW1, Charles remained in contact with his family. In 1929 he lent his daughters £100.<sup>35</sup> His address when applying for discharge from bankruptcy in 1933 was 1 Ranfurly Terrace.<sup>36</sup> His funeral notice in February 1940 was for the "beloved husband of Mary Emeny", father of Bob, Mabel, Irene, and Ophir, of 1 Ranfurly Terrace.<sup>37</sup> Oldest son, Charles Henry, was not included in the notice.

Mary Emeny died in 1953, and the Emeny sisters, or 'the girls' as they were known by their friends and family, now middle aged, were free to do more with their lives. They began collecting art, travelled to England 1958 and again in 1965, and in 1970 took a cruise to the Expo in Japan.<sup>38</sup> They continued their parents' pride in the presentation of the house and were keen gardeners. They are noted as being private and discreet women, but hospitable and generous.

Mabel died in 1978 and Ophir in 1992. Rene stayed on in the house, turning 100 in 1998, and a family reunion was held to mark the occasion. In 2000, at the age

<sup>31</sup> Dave Burgess, "Council acts to protect villa interior", *The Dominion Post*, 21 August 2007

<sup>32</sup> *Dominion*, Volume 10, Issue 3003, 14 February 1917, Page 4  
<https://paperspast.natlib.govt.nz/newspapers/DOM19170214.2.12>

<sup>33</sup> Pers. comm. Jean Currie

<sup>34</sup> 'Emeny Family Tree'

<sup>35</sup> *Evening Post*, Volume CXI, Issue 121, 25 May 1931, Page 10  
<https://paperspast.natlib.govt.nz/newspapers/EP19310525.2.92>

<sup>36</sup> *Evening Post*, Volume CXV, Issue 14, 18 January 1933, Page 2  
<https://paperspast.natlib.govt.nz/newspapers/EP19330118.2.7.4>

<sup>37</sup> *Evening Post*, Volume CXXIX, Issue 48, 26 February 1940, Page 1  
<https://paperspast.natlib.govt.nz/newspapers/EP19400226.2.3>

<sup>38</sup> 'Emeny Family Tree'



of 102, she distinguished herself by carrying the Olympic Torch during its passage through Wellington, setting what the Dominion Post described as a 'cracking pace'.<sup>39</sup> She was profiled by the newspaper in 2006 and it was then that the continuous occupation of the house came to public attention.

1 Ranfurly Terrace was nominated for addition to the Wellington District Plan heritage building schedules by Wellington Mayor Kerry Prendergast after she attended Irene Emeny's 108<sup>th</sup> Birthday celebrations at the house.<sup>40</sup> Mayor Prendergast noted...

*The quality of the plasterwork in the house, completed by Miss Emeny's father, Charles, who was a self-employed plasterer, was outstanding, Ms Prendergast said.*

*"In the billiard room he had hand-painted the three daughters and the mother (Mary) in each of the (ceiling's) corners."*

Irene Emeny passed away on 5 February 2007 and a service in her honour was held in St Mark's Anglican Church on 9 February. Following her death, the property was taken over by executors. The contents of the house were sold separately, although with some exceptions, most notably the billiard table.

1 Ranfurly Terrace was added to the Wellington District Plan heritage buildings schedule when DPC 58 was notified in August 2007. The listing included the exterior, interiors, and gardens. The house was put on the market and sold to new owners later in 2007.

### **Recent changes at 1 Ranfurly Terrace**

The new owners opened the house for the public to visit in October 2007 with a gold coin koha that was donated to the Wellington City Mission.<sup>41</sup> They began renovations soon after. The house was lifted from its foundations<sup>42</sup> and re-piled, and this required the existing chimneys to be rebuilt as lightweight replicas. An ensuite bathroom was added by adapting the second bedroom at the front of the house. The kitchen was remodelled, and an opening created between the kitchen

<sup>39</sup> *Dominion Post*, 12 March 2007. According to Jean Currie, Rene trained for her part of the relay by walking daily to the former Mt Cook Police Station and back.

<sup>40</sup> Dave Burgess, "Council acts to protect villa interior", *The Dominion Post*, 21 August 2007.

<sup>41</sup> "Vintage home's treasures revealed in Wellington", *The Dominion Post*, 13 October 2007.

<sup>42</sup> Ann Packer, "House of the week: 118-year-old Wellington villa", *The Dominion Post*, 28 September 2016



and dining room. The 1950s tiled fireplaces were removed from the living and dining rooms and replaced with Victorian timber surrounds. The kitchen and dining room solid plaster walls were re-lined. A sash window was replaced with a door in the billiards room, and there were some upgrades to the electrical systems, hot water cylinder, and a new heating system was installed. The pantry was converted to a laundry, and the original washhouse walls and roof was removed, leaving the chimney and copper in place.<sup>43</sup>

Consent for flues for new gas fires was obtained in 2009.<sup>44</sup> And the original bathroom was renovated in 2017 with the replacement of the glass wall tiles, and some bathroom fittings.<sup>45</sup> The washhouse chimney and copper were removed in 2020.<sup>46</sup>

## Photographs and Images



Image: 1 Ranfurly Terrace in 1936.

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<sup>43</sup> Resource consent application for SR 171210

<sup>44</sup> SR191900

<sup>45</sup> SR 382202

<sup>46</sup> SR 460169



Austin Garages, 2 Ranfurly Terrace. K E Niven and Co: Commercial negatives. Ref: 1/2-213397-F. Alexander Turnbull Library, Wellington, New Zealand.

[/records/22792669](#)



Debra and Tony DeLorenzo and the ceiling in one of their historic home's rooms.  
Image: Robert Kitchin, *The Dominion Post*, 13 October 2007.

## Chronologies and Timelines

### Timeline of events, including modifications

1898	New dwelling (00053:43:2779)
1908	Additions and alterations including the billiards room, bathroom, and bedroom, along with a porch and pantry. Washhouse relocated (00053:143:7949)
1965	Re-pile dwelling (00058:407:C17419)
2007	August – house proposed for inclusion in Wellington District Plan heritage schedules. DPC 58 notified
2007	House was re-piled (SR 169993)
2007	Re-piling; rebuild chimneys; install an ensuite and dressing room in Bedroom 2; remodel kitchen, and make an opening between the kitchen and dining room; replace 1950s tiled fireplaces in dining and living rooms with Victorian timber surrounds; add gas heaters in existing fire places; wall linings replaced in kitchen and dining rooms; replace a double hung sash window in the billiards room with a door to match the opening width; electrical work and power points; hot water



	cylinder in roof; convert pantry to laundry; demolish the washhouse roof and walls and retain the chimney and copper (SR 171210)
2009	Consent for flue for gas fires (SR191900)
2017	Bathroom alterations - glass wall tiles removed; basin replaced (SR 382202)
2020	Remove washhouse chimney (SR 460169)

### Occupation history

1898	Emeny Family
2007	New owners

## Biographies

### Swan, John<sup>47</sup>

Swan (1874-1936) practised architecture during the late 19th and early 20th centuries. He formed part of the last group of architects to follow the traditional Gothic and Classical styles. He was articled to Frederick de Jersey Clere, working with Clere on many major designs such as the Wellington Rowing Club building (then known as the Naval Artillery Boat Shed, 1894) as well as smaller provincial buildings such as the Church of the Good Shepherd, Tinui. The firm was known as Clere, Fitzgerald and Richmond and was one of the most prominent architectural practices in Wellington. From 1901 to 1906 Swan was in partnership with Clere, practising on his own account from 1907. The first major design produced by Swan in this new practice was the Karori Crematorium (1907) which served to establish his architectural identity separate from Clere. During his long and varied career Swan produced a large and wide range of work, including a number of banks for the National Bank such as the head office building in Wellington (1907), educational buildings for the Wellington Technical College with William Gray Young (1922), and a number of major buildings for the Catholic Church including St Gerard's Church, Mt Victoria (1910), Sacred Heart Convent (later Erskine College), Island Bay (1909), and Wanganui Convent (1912). He was an architect of imagination as evidenced by the design of his own house 'The Moorings', Glenbervie Terrace (1905).

<sup>47</sup> Historic Places Trust, 'John S. Swan', *Professional Biographies*, accessed 20 September 2013, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=209>



## Plans and Elevations

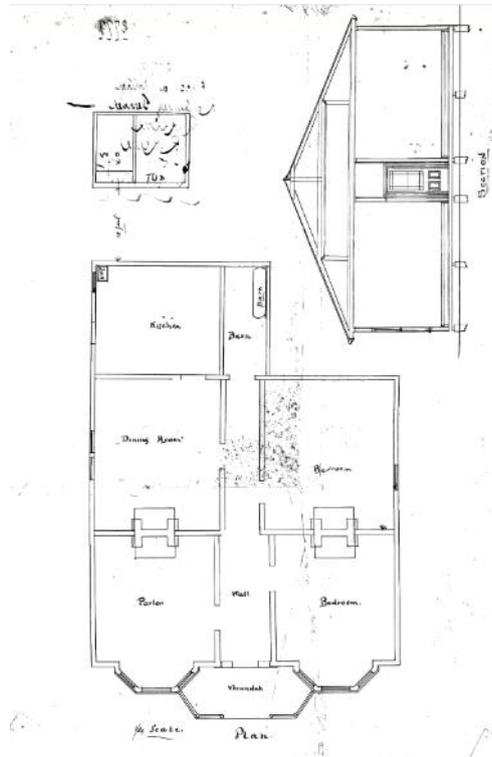


Image: Original house plans (1898). Wellington City Archives 00053:43:2779

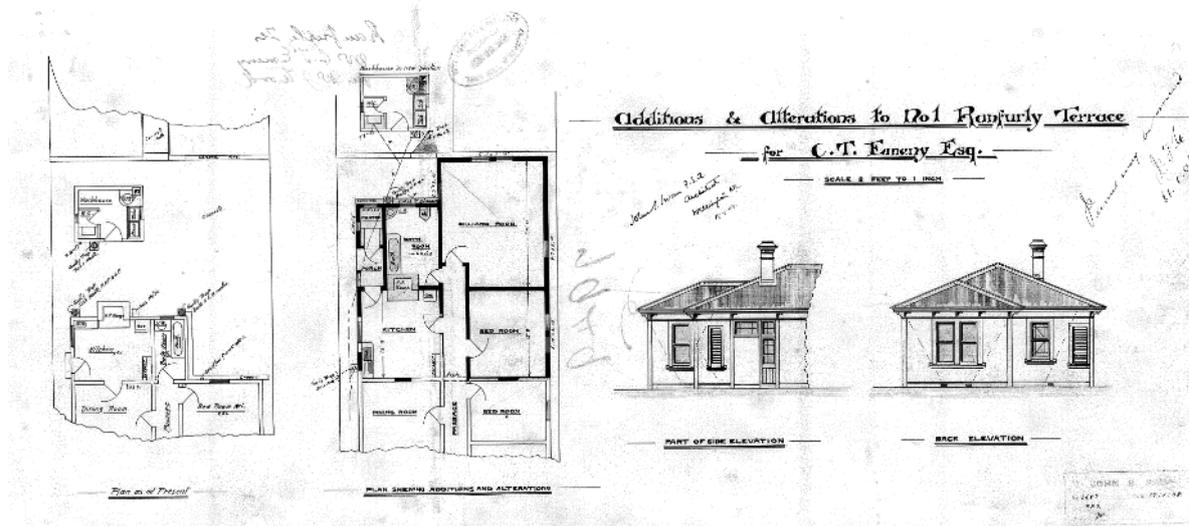


Image: Additions and alterations (1908). Wellington City Archives 00053:143:7949



## Physical Description

### Setting – geographical / physical context

1 Ranfurly Terrace is located in an inner-city suburban street in Mount Cook, Wellington. Ranfurly Terrace is a short cul-de-sac and the former Emeny House is the grandest and most intact of a group of 12 Edwardian houses.

With the exception of the commercial block directly opposite the entrance to Ranfurly Terrace on Tasman Street, and the apartment building at the northern end of Tasman Street, the wider area contains a collection of buildings and houses unchanged from the early part of the 20th century. This includes the Tasman Street Wall built by Mt Cook jail prisoners in the 1890s, the Buckle Street Police Station (1893-94) and various villas and cottages, on both sides of Tasman Street.

Nearby Tainui Terrace is similar to Ranfurly Terrace, but the houses are larger and less altered.

### Buildings or structures

The house is a single storey timber villa with a north facing façade addressing Ranfurly Street. The overall form of the dwelling is a double bay villa with a central entrance and hallway, and a hipped roof. The house has rusticated weatherboards, bracketed eaves, and column-like mouldings that frame the three-sided bay windows. The house is lit by timber sash windows on all four sides and has a long run corrugated mild steel roof. The roof cladding was replaced in c.2008. There are two lightweight replica chimneys at the front of the house and a lightweight replica chimney at the rear (for the kitchen coal range). The front chimneys are rendered, and the rear chimney is clad in brick “slips”.

The front entrance porch is sheltered by a shallow hipped roof and carried on two slender posts. Decorative fretwork helps to establish the entrance as the focal point of the façade. The front door has sidelights, and a panelled door. The front porch floor and steps are clad with ceramic encaustic tiles. The four-panelled door is a good replica and was installed after 2007.

The side entrance is via the kitchen on the east side of the house. It has a panelled and partly glazed exterior door, and coloured decorative glazing to the fixed windows. This four-panelled door was either altered or replaced after 2007. The rear of the house – including the billiards room, bathroom, and bedroom, porch and pantry – form part of the 1908 addition.



## Interior - generally

Following the 1908 alterations and additions, the house remains in an almost typical villa format – with the notable exception of the billiards room at the rear of the house. There is an entrance hall that runs straight from the central front door to the rear of the house. To the west of the hall (running north-south) are the four bedrooms and the billiard room; to the east (running north-south) are the lounge and dining room, kitchen, side entrance, laundry, and bathroom.

The walls and ceiling are generally lined with lath and solid plaster, almost certainly the work of Charles Emeny. Decorative plasterwork – cornices, roses, arches, and other mouldings – is evident in most rooms.

The original and early timber joinery has been retained – including the doors, skirtings, and architraves. These are typically clear-finished in the hallway and painted in the other rooms. The door architraves typically sit on tall skirting blocks.

Although most of the rooms appear to have their original floorboards, some have been carpeted or tiled over.

## Interior – rooms

**Hallway**            The hallway is unusual for a Wellington villa in that it has multiple archways.<sup>48</sup> These were probably to guide visitors towards the billiards room, a formal “reception” room that was added to the rear of the house. Or they may have been installed to demonstrate Emeny’s work as a plasterer.

**Bedrooms**            Bedroom 1 is the most highly decorated of the bedrooms and has an elaborate cornice, and timber fire surround. The remaining bedrooms are simpler, but generally have some decorative plasterwork and painted timber joinery. Bedroom 2 has been divided into a dressing room and ensuite. The ceiling has very little plaster decoration, and the door is fixed shut. Bedroom 3 ceiling has very little plaster decoration (in comparison with the rest of the house and other bedrooms).

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<sup>48</sup> A single hallway arch was often used in villas to indicate the division between the “public” rooms – usually the main bedroom and parlour that faced the street – and the “private” rooms at the rear of the house. Patrick Reynolds, Jeremy Salmond and Jeremy Hansen. *Villa: From Heritage to Contemporary*. Auckland: Godwit Books, Random House, 2009. Page 39



- Billiards Room** The billiards room is the grandest and most highly decorated of the rooms. It is Rococo-like in the richness of the decoration and colour, highlighted by the painted portraits – assumed to be of Mary Emeny and her daughters – on the ceiling. The walls have picture rails and dados. The timber joinery is clear-finished. There is an original timber fireplace surround with tiling behind what was once a gas fire. The external door on the east wall was built in c.2008 and replaces a sash window.
- Bathroom** The bathroom retains some of the original fittings including the bath, basin brackets, and WC pan. The floor is tiled with ceramic encaustic tiles, and there is a sample of the 1908 glass tiles preserved behind the joinery on the north wall. It was renovated in c.2020 and the basin, WC cistern and chrome pipework, ceramic wall tiles and tiled skirtings are new.
- Side porch** The side porch has decorative coloured glazing in the fixed windows and top-lights, and a panelled door with some glazing. The walls are clad in rusticated weatherboards and the ceiling is match-lined. The floor is tiled with ceramic encaustic tiles.
- Pantry** The pantry was altered to become a laundry in c.2008
- Kitchen** The kitchen retains the coal range, set within a tiled hearth, and behind a timber fire surround. The hearth was re-tiled after 2007 to match the original. The kitchen hutch dresser is original but was relocated in c.2008 as was the dining room hatch. There are some original floor tiles under a c.2008 kitchen unit in the southwest corner of the room. The solid plaster wall linings were replaced in c.2008.
- Dining room** The fireplace is a new or recycled Victorian timber surround and replaces a tiled 1950s fire. The original solid plaster wall linings have been replaced.
- Living Room** The living room has a similar quality of decoration as Bedroom 1, the fireplace is a new or recycled Victorian timber surround and replaces a tiled 1950s fire.

## Materials

House - exterior



- Timber structure.
- Timber cladding including rusticated weatherboards and associated trim, soffits, soffit brackets, other ornamentation.
- Timber single glazed sash windows.
- Timber external partly glazed panelled doors.
- Corrugated mild steel long-run roofing (c.2008).
- Lightweight replica chimneys (replaced in c.2008) with terracotta chimney pots – assumed original.
- Some decorative and coloured glass.

#### House - interior

- Timber structure.
- Solid plaster on lath to most walls and ceilings.
- Decorative plasterwork in most rooms.
- Timber floorboards.
- Timber joinery including doors, some fire surrounds, skirtings, and architraves.
- Tiled hearths, enclosures, surrounds, and inserts to some fireplaces.
- Some encaustic tiled floors.
- Some original bathroom fittings – bath, basin-brackets (but not basin), and WC pan.

#### Gardens

- Rendered masonry front fence with bottle balusters, plinth and rail.
- Front garden metal gates – cast or wrought iron.
- Some encaustic tiled floors and paths to front garden
- Some concrete edgings to create the formal paths and garden beds in front garden
- Rear garden – masonry terrace “fences” made up of a plinth, bottle balusters and a top rail.

### **Archaeological sites**

The house was constructed in 1898 and may meet the definition of an archaeological site under the HNZPT Act 2014. It is also included in the NZAA Central City Archaeological Area R27/270.

### **Setting – surroundings / site description**

The house occupies almost the full width of a narrow rectangular section running north-south on the southern side of Ranfurly Street. There is a narrow path to the



east. Both the size and shape of the lot, and the placement of the house upon it, made no provision for a motorcar, nor could one be accommodated at a future date, as was typically the case with inner-city villa subdivisions.

The original lot size is approximately 400m<sup>2</sup>, and the house sits back approximately 4.5m from the street at the northwest corner. This is similar to its neighbours to the north and south of Ranfurly Terrace.

The front boundary to the property is defined by an ornate masonry fence with metal gates. The fence is made up from piers and gateposts, a plinth, bottle balusters, and a top rail. The front path is tiled with ceramic encaustic tiles. A flagpole sits in front of the house alongside a neatly tended, formally arranged garden.

The rear of the house features three sections of a masonry terrace “fence” - made up of a plinth, bottle balusters, and a top rail.

A short distance from the house (and tucked into the eastern boundary) is the site of the old laundry (now demolished). To the rear was the vegetable garden, that was once neatly laid out in ascending rows. The rear garden is just over 100m<sup>2</sup>, mostly arranged as lawn.

### **HNZPT Extent of List Entry**

NA

## **Comparative Analysis Summary**

1 Ranfurly Terrace has some similarities with houses built by the Platt family in Northland, Wellington. These are 5, 10, 11 and 13 Farm Road, 82 Creswick Terrace, and 92 Northland Road.

Edmund Platt arrived from England in 1876. He established a successful plastering firm, and his sons all became tradesmen. The family turned to building speculation around 1905, when the production of panel sheets for interior cladding, and the mass production of ornamentation, began to affect the viability of smaller firms such as the Platt's. The Platt's concentrated their efforts on the new subdivisions in Northland. All six houses are listed by Heritage New Zealand Pouhere Taonga as a Category 2 Historic Place and scheduled in the Wellington District Plan.



The main difference between the properties is that the interiors of the Northland houses have not been inspected, and quality and integrity of the interiors (including any solid or decorative plasterwork) is unknown. Whereas the interiors at 1 Ranfurly Terrace are known to be particularly fine and substantially intact.

Two of the Northland houses are two-bay villas and share some similarities with the external appearance of 1 Ranfurly Terrace. But there are differences in the roof forms of the bays (at Farm Road the bays have gables, and at Ranfurly Terrace the bays have hipped roofs), and in the selection of decorative joinery features and mouldings. From the exterior all are comparable and highly intact representative examples of a late Victorian/ Edwardian bay villas.

1 Ranfurly Terrace has an intact formal Victorian/Edwardian front garden, and a decorative masonry front wall. This has some similarities with the listed wall at 10 Balmoral Terrace, Newtown. The Balmoral Terrace wall was constructed by plasterer Charles George Low, possibly to promote his business. It is listed by Heritage New Zealand Pouhere Taonga as a Category 2 Historic Place and scheduled in the Wellington District Plan.

The fence at 1 Ranfurly Terrace is lower in height than at Balmoral Terrace. It has a pair of highly decorative gates that are likely to be either cast or wrought iron. The formal front garden at 1 Ranfurly Terrace is highly distinctive with its use of high-quality materials such as encaustic tiles. It is a unique feature of the house.

## Evaluation 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.***

1 Ranfurly Terrace has some significance for its association with the theme of speculator housing and suburban expansion. The area was developed as speculator housing by builder Richard Keene who subdivided sections 715 and 716 in the late 1890s.



**(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**

The house has some historic value as the family home of Charles Emeny a skilled master-plasterer who worked on many of Wellington’s notable buildings in the early 20<sup>th</sup> century. Emeny’s work includes the St Gerard’s Church at Hawker Street designed by notable Wellington architect, John Swan. The house has significance for its association with architect John Swan, who designed the rear-addition in 1908.

**(iv) Social: the place 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 Emeny House has significant social historic value for its association with one family for 109 years. It was the family home of Charles and Mary Emeny. The interior solid and decorative plasterwork, and the front garden wall, were built by Charles Emeny who was a master-plasterer. The house was owned by Mary Emeny and later by her children Kathleen (Mabel), Irene (Rene) and Alexandra (Ophir). The two youngest Emeny daughters lived their whole lives at the property.

**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.**

Not assessed. But the house was constructed pre 1900 making it an archaeological site. It is also included in the NZAA Central City Archaeological Area R27/270.



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

1 Ranfurly Terrace is notable as a highly intact example of a speculator-built double-bay villa, from the turn of the 20<sup>th</sup> century. The house was effectively customised by its first owner, master-plasterer, Charles Emeny. It is also notable for the quality and craftsmanship of its interior rooms, particularly the solid and decorative plasterwork. This is complemented by the survival of other high-quality interior features such as the timber joinery, fireplaces, tiling, and some bathroom fittings.

The front garden is a notable feature of the property that adds to the street presence of the house. The front fence was constructed by Charles Emeny and is a grand and decorative rendered masonry construction with piers and gate posts, plinths, bottle balusters and top-rails. The metal gates are particularly fine, as are the encaustic tiles to the front path, steps and entrance porch, and the formal layout and construction of the paths and planter beds.

**(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 Emeny House has significant streetscape value as a highly intact double bay villa, with a decorative entrance porch. The front garden makes a strong contribution to the Mount Cook streetscape, with its grand front fence, high quality materials including the metal gates, tiled paths, formal garden and edging.

Ranfurly Terrace is relatively unchanged since the time the Emeny House was constructed. The wider area around Mount Cook contains a collection of buildings and houses unchanged from the early part of the 20th century and has significant townscape and streetscape values.

**(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 house is the grandest and most intact of a group of 12 Edwardian houses in Ranfurly Terrace, which taken together have some group value.



<p>(v) <b><i>Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i></b></p>
<p>The surroundings make a significant contribution to the character of the house. The front garden and front fence are notable features that adds to the street presence of the house. The rear garden includes some notable features particularly the three terrace “fences” made up of similar bottle balusters to the front fence.</p>
<p>(vi) <b><i>Scientific: The area or place has the potential to provide scientific information about the history of the district or region</i></b></p>
<p>Not assessed</p>
<p>(vii) <b><i>Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i></b></p>
<p>There is significant technical value in the lath and plaster wall and ceiling linings at the interior of the house. The decorative plasterwork, particularly in the billiards room is also notable for the high levels of craftsmanship. It was created by a master-craftsman at a time before new materials and techniques replaced traditional lime plasterwork.</p>
<p>(viii) <b><i>Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i></b></p>
<p>The house has significant integrity. There have been some modifications since 2007, but most of the significant internal and exterior features have been retained.</p>
<p>(ix) <b><i>Age: the place is particularly old in the context of human occupation of the Wellington region.</i></b></p>
<p>Not assessed</p>



<p><b>C. Social values: these values relate to the meanings that a place has for a particular community or communities.</b></p>
<p><b>(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</b></p>
<p>Not assessed</p>
<p><b>(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.</b></p>
<p>By the end of her life, Irene Emeny had achieved some fame, and the extraordinary parallel between her own life and that of the house became public knowledge. The house has some recognition value for this reason.</p>
<p><b>(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</b></p>
<p>The house is substantially unchanged since the early 20<sup>th</sup> century and contributes to the sense of place, locally, in Ranfurly Terrace.</p>
<p><b>D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.</b></p>
<p>Not assessed</p>
<p><b>E. Rarity: the place is unique or rare within the district or region.</b></p>
<p>1 Ranfurly Terrace is a relatively rare example of a speculative double bay villa that has been customised by its first owner, master-plasterer, Charles Emeny. The interiors, front fence, and front garden are particularly notable.</p>
<p><b>F. Representativeness: the place is a good example of its type, era or class it represents.</b></p>



The house is a highly intact and good representative example of a late 19th century dwelling, typical of double bay villas built nationwide at the turn of the 20th century.

## Recommendations

Based on the preceding evaluation, 1 Ranfurly Terrace meets the threshold for eligibility as a Historic Building and is recommended to remain listed in the Wellington District Plan.

The former Emeny House has **significant historic values** for its contribution to our understanding of the social history of Wellington. It was owned by one family for 109 years and was home to two of the Emeny daughters for all their lives.

It is a **highly intact representative example** of a speculator built double-bay villa, from the turn of the 20<sup>th</sup> century. The house was customised by its first owner, master-plasterer, Charles Emeny, and the **front garden and interiors are notable for the quality of their design, materials, and craftsmanship**. It has **significant technological value** for the quality of its plastered walls and ceilings.

The former Emeny House is **substantially unchanged** since the early 20<sup>th</sup> century, and most of the significant internal and external features have survived. The front garden makes a significant contribution to the character of the house, and both the house and front garden make a **significant contribution to the local streetscape**.

### Other recommendations:

Consideration should be given to Tainui Terrace to be added to the schedule of heritage areas in the Wellington District Plan. It is a relatively intact street of houses from the turn of the 20th century. Further research should be carried out on its history and other values.

### Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values: A, B, E, F.

A: Historic values	Significant
(i) Themes	
(ii) Events	



(iii) People	
(iv) Social	Y
<b>B: Physical values</b>	<b>Significant</b>
(i) Archaeological	
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	
(v) Surroundings	Y
(vi) Scientific	
(vii) Technological	Y
(viii) Integrity	Y
(ix) Age	
<b>C: Social values</b>	
(i) Sentiment	
(ii) Recognition	
(iii) Sense of place	
<b>D: Tangata whenua values</b>	
<b>E: Rarity</b>	<b>Significant</b>
<b>F: Representativeness</b>	<b>Significant</b>

## Extent of the Place

Building (Emeny House) including the interior of the house, and grounds:

All of the exterior of the house including the facades, roofs, chimneys and chimney pots.

All of the front garden including – masonry front fence, piers, and metal gates; front garden formal layout including edging around planter beds; tiled path; tiled steps to entrance, rendered plinths, and tiled porch floor.

Specific items in the rear garden – three sections of masonry fence with plinth, bottle balusters, and top rail.

The interior of the building including any lath and plaster walls and ceilings; decorative plasterwork including ceiling roses, cornices and mouldings, and decorative plaster arches; timber floorboards; timber joinery including timber panelled doors, skirting boards, and architraves.

Additional items in the interior of the house – Billiards Room decorative ceiling with painted portraits; Billiards Room fire surround and tiling; Billiards Room central pendant light fitting; Billiards Room dado and picture rails. Bathroom 1 tiled floor, bath, basin brackets, and WC pan. Side Entrance tiled floor; Side



Entrance match lined ceiling; Side Entrance weatherboard cladding to walls. Kitchen range fire-surround; Kitchen coal range; Kitchen hutch dresser. Dining room hatch. Bedroom 1 fire surround.

Interiors exclude – Laundry, Bedroom 2, and Bedroom 3.

### **Non-heritage fabric / exclusions**

Interior spaces that are not specifically included in the schedules are the Laundry, Bedroom 2 (now an ensuite and bathroom) and Bedroom 3.

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### **Wellington City Council Archives**

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00002:13:911, Sale of surplus land Adelaide Road, WCA.  
Resource consent application for SR 171210  
SR191900  
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### **Certificates of title**

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DP 855, LINZ  
CT WN93/248, LINZ.

### **Personal correspondence**

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'Emeny Family Tree' compiled by Jean Currie;

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Ann Packer, “House of the week: 118-year-old Wellington villa”, The Dominion Post, 28 September 2016



# Appendices

Appendix 1 Heritage Inventory

Appendix 2 Comparative analysis

Appendix 3 Wellington Thematic Heritage Study 2013

Appendix 4 Heritage Inventory Report 2022

Appendix 5 Additional Images

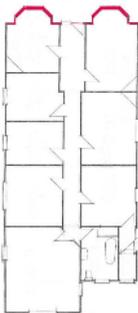


## Appendix 1 Heritage Inventory

The heritage inventory is as follows:

ROOF		Heritage value - B
		
Additional items in current Schedule		Proposed amendments
<p>History – The billiards room roof was added in 1908 and is an early addition. The three brick chimneys were removed when the house was re-piled in c.2008, and replaced with lightweight replicas. The roof was re-clad in corrugated mild steel long-run roofing.</p>		
Element	Description of the roof components	Value
<b>Structure and profile</b>	Overall form and profile of roof	A
<b>Cladding</b>	Roof cladding is long run corrugated mild steel that dates from after 2007. It replaces an earlier corrugated iron roof.	B
<b>Chimneys</b>	The brickwork to the chimneys was removed when the house was re-piled. The chimneys have been rebuilt as lightweight replicas after 2007. The two north chimneys are rendered, the rear chimney is clad with brick “slips”. The chimneys support the original chimney pots.	C
<b>Chimney pots</b>	The chimney pots are early or original.	A
<b>Rainwater goods</b>	PVC rainwater gutters, pipes and soil vent pipes.	NIL



<b>FRONT ELEVATION</b>	<b>Heritage value - A</b>
	

**History** - The front elevation has had few changes and is substantially intact. It has a new replica front door, and the decorative planters, urn, or “pineapples” on the front plinths are moveable objects and are not included in this assessment.

<b>Elements</b>	<b>Description of the front façade</b>	<b>Value</b>
<b>Bay windows</b>	Two bays with sliding sash windows.	A
<b>Cladding</b>	Timber rusticated weatherboard cladding and trim.	A
<b>Eaves</b>	Timber soffits and eaves brackets	A
<b>Front porch</b>	Tiled floor to the front porch.	A
	Front steps with cement rendered plinths, and tiled treads	A
	Front porch includes posts, fretwork, ornamentation, and timber soffit.	A
	Front entrance door – including door frame, top-lights, side-lights, panelling, sill, coverboards and glazing.	A
	Partly glazed four-panel front door is a modern replica (after 2007).	B
<b>Services</b>	Any rainwater pipes, soil waste pipes, and soil vent pipes.	NIL

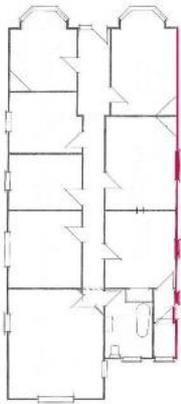


Tiled front porch floor, steps, and plinth.



Tiled porch floor, steps, and path. (Moirá Smith, 2022).



EAST ELEVATION	Heritage value - B
	

History – The east elevation has had few changes and is substantially intact.

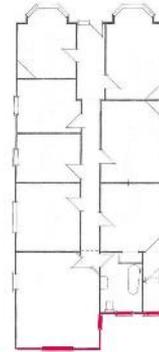
Element	Description of the east façade	Value
<b>Cladding</b>	Timber rusticated weatherboards and trim.	A
<b>Eaves</b>	Timber eaves brackets and soffit.	A
<b>Windows</b>	Windows including sliding sash windows, and laundry window which has a timber louvre.	A
<b>Door</b>	Timber four panelled door with glazed lights. This appears to have been altered or replaced since 2007.	B
	Timber door surround including - coloured fixed glazing to side lights and top-lights. Timber panelling to base of side lights.	A
<b>Services</b>	Any rainwater pipes, sanitary drainage pipes, and soil vent pipes	NIL



The side entrance porch door including side-lights and top-lights. (Moira Smith, 2022).



**SOUTH ELEVATION** **Heritage value - A**



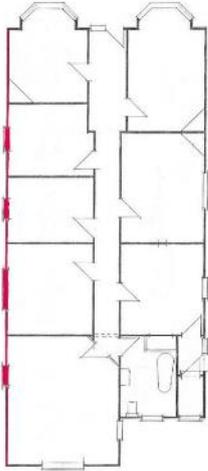
History – the billiards room was added in 1908 and is an early addition. The east billiards room window was replaced with a door after 2007. The rear chimney is a lightweight replica and is clad in brick “slips”, the pots are original.

Element	Description of the south façade	Value
<b>Cladding</b>	Rusticated timber weatherboards and trim.	A
<b>Eaves</b>	Timber eaves brackets and soffit.	A
<b>Windows</b>	Sliding sash windows.	A
	The laundry window has a timber louvre.	A
	The bathroom window has decorative glass to the larger panes and coloured glass to the large central panes of each sash.	A
<b>Door</b>	The door to the billiards room added after 2007 and replaces a window.	C
<b>Services</b>	Any rainwater pipes, sanitary waste pipes, and soil vent pipes.	NIL



East elevation to Billiards Room including the new (after 2007) door. (Moirá Smith, 2022).



WEST ELEVATION	Heritage value - B
	

History – The west elevation has had few changes and is substantially intact. It was built close to the boundary and is difficult to see from the front or rear gardens, or from the street.

Element	Description of the west façade	Value
<b>Cladding</b>	Timber rusticated weatherboards and trim.	A
<b>Eaves</b>	Timber eaves brackets and soffit.	A
<b>Windows</b>	Sliding sash windows.	A
<b>Services</b>	Any rainwater pipes, sanitary drainage pipes, and soil vent pipes	NIL

<b>FRONT GARDEN</b>	<b>Heritage value - A</b>
	

History – the front garden has had few changes and is substantially intact. The front fence is likely to have been designed and constructed by Charles Emeny. The house has had a flagpole since at least the 1930s.

Element	Description of the front garden components	Value
<b>Fence</b>	Front masonry fence with rendered or painted piers, gateposts, bottle balusters, plinths, and rails.	A
<b>Gates</b>	Two x metal gates. Assumed to be cast or wrought iron.	A
	Letter box and milk bottle holder	C
<b>Garden layout</b>	Formal layout of the front garden beds and paths.	A
	Concrete garden paths.	C
	Concrete edging to front garden beds	A
	Front steps with cement rendered plinths, and tiled treads. Porch floor with tiled surface.	A
<b>Flagpole</b>	Timber flagpole.	B





Front garden, masonry fence and gates. (Moira Smith, 2022).



Front garden and gates. (Moira Smith, 2022).



Enlarged view of front garden from [name document 2007) to show front garden edging, paths and tiling.



Front garden including tiled porch floor, steps, rendered plinths, and tiled path. (Moira Smith, 2022).



Front garden layout of paths and planting beds. (Moira Smith, 2022).



Front garden layout of paths and planting beds. (Moira Smith, 2022).

**REAR GARDEN**

**Heritage value - B**



History – the rear garden once included a washhouse complete with “copper”, wringer, and chimney. The washhouse was relocated when the house was extended in 1908. The washhouse was demolished after 2007, and the remaining chimney was demolished in 2017.



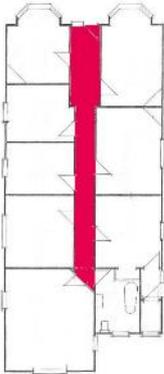
Masonry terrace “fence” – noted as “1” on sketch above. (Moira Smith, 2022).

Masonry terrace “fences”. The curved fence in the foreground is noted as “2” on sketch above. (Moira Smith, 2022).



Masonry terrace “fence” – noted as “3” on sketch above. (Moira Smith, 2022).

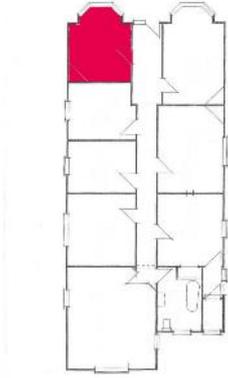


<b>HALL</b>	<b>Overall value - A</b>
	

History – the hall was extended in 1908 when the new bedroom and billiards room were added.

<b>Element</b>	<b>Description of components</b>	<b>Value</b>
<b>Floor</b>	Timber floorboards.	B
<b>Plaster</b>	Lath and plaster ceilings and walls.	A
	Decorative plaster including ceiling roses, cornices, and mouldings.	A
	Decorative plaster arches.	A
<b>Doors</b>	Timber four-panelled doors and door hardware.	A
<b>Joinery</b>	Timber joinery including skirting boards and architraves.	A

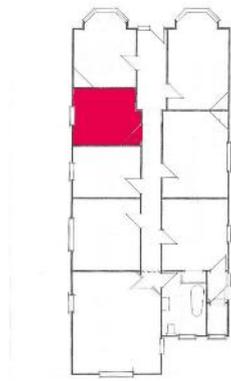


BEDROOM 1	Overall value - B
	

History – A new concealed door was added between bedroom 1 and the adjacent ensuite bathroom after 2007.

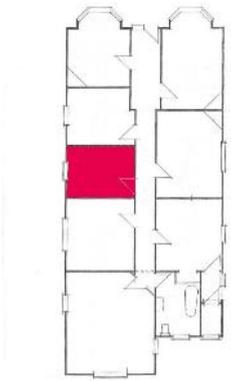
Element	Description of components	Value
<b>Floor</b>	Timber floorboards – may be under carpet.	B
<b>Plaster</b>	Lath and plaster ceilings and walls.	A
	Decorative plaster including ceiling rose and cornice.	A
<b>Doors (see also hall)</b>	Concealed door to ensuite and dressing room	NIL
<b>Joinery</b>	Timber joinery including skirting boards and architraves	A
	Timber fire surround	A



BEDROOM 2	Overall value - C
	

History - Bedroom 2 was adapted to form a dressing room and bathroom after 2007. The door to the hall has been fixed shut. The room has always had little decorative plasterwork.

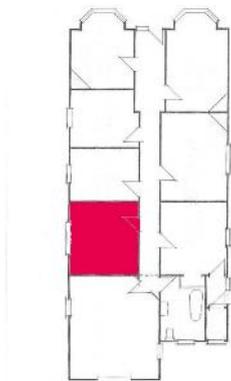
Element	Description of components	Value
<b>Doors (see also hall)</b>	Concealed door to ensuite and dressing room.	NIL
<b>Joinery</b>	Timber joinery including skirting boards and architraves	A
	New partitions and fittings to bathroom and dressing room (c.2007)	NIL

BEDROOM 3	Overall value - C
	

History – Bedroom 3 has had few changes since it was constructed. It has very little decorative plasterwork.



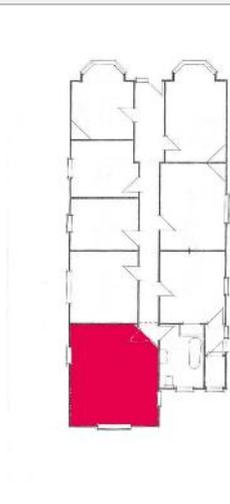
Element	Description of components	Value
Floor	Timber floorboards.	B
Plaster	Lath and plaster ceilings and walls.	A
	Decorative plaster cornice.	A
Doors	See hall	
Joinery	Timber joinery including skirting boards and architraves.	A

BEDROOM 4	Overall value - C
	

History – Bedroom 4 has had few changes since it was added in 1908. It has more decorative plasterwork than bedrooms 2 and 3.

Element	Description of components	Value
Floor	Timber floorboards.	B
Plaster	Lath and plaster ceilings and walls.	A
	Decorative plaster cornice and ceiling rose.	A
Doors	See hall	
Joinery	Timber joinery including skirting boards and architraves.	A



<b>BILLIARD ROOM</b>	<b>Overall value - A</b>
	

History – the billiards room was added in 1908. It includes painted cameos on the ceiling that are thought to be of Mary Emeny and her daughters Mabel, Rene, and Ophir. The door to the back garden replaces a sash window and was installed after 2007. The fireplace was originally designed for a gas fire, which was later removed. The tiles have been repaired.

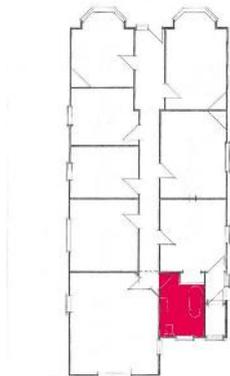
Element	Description of components	Value
<b>Floor</b>	Timber floorboards.	B
<b>Plaster</b>	Lath and plaster ceilings and walls.	A
	Decorative plaster cornice and ceiling rose.	A
	Dado rail and timber picture rail	A
<b>Doors</b>	See hall	
<b>Joinery</b>	Timber joinery including skirting boards and architraves.	A
	Timber fire surround with ceramic tiled insert	A
<b>Other</b>	Pendant light fitting at centre of room	B
	Painted cameos on ceiling.	A



Timber fire surround with tiled insert. Note that this was originally for a gas fire and there is no fire insert. (Moira Smith, 2022).

Billiard room light fitting. (Moira Smith, 2022).

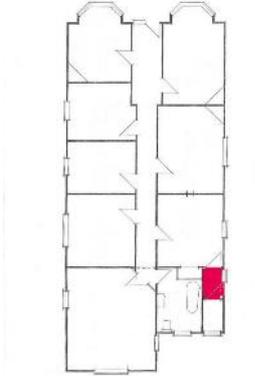


<b>BATHROOM 1</b>	<b>Overall value - B</b>
	

History – the WC was added in 1908. The glass wall tiles, skirting tiles, and some of the fittings were replaced in c.2017 when the bathroom was refurbished.

Element	Description of components	Value
<b>Floor</b>	Tiled floor	A
<b>Walls</b>	Ceramic wall tiles and skirting tiles were replaced / installed in c.2017	C
	There is a small remnant of original glass tiles preserved behind the north bathroom cupboard	B
<b>Doors</b>	See hall	
<b>Joinery</b>	Timber joinery including architraves	A
<b>Fittings</b>	Bath	A
	Ceramic basin was replaced in c.2017	C
	Basin brackets are probably original	B
	WC pan	B
	WC cistern, chrome pipes, and seat were all replaced in c.2017.	C



SIDE ENTRANCE PORCH	Overall value - A
	

History – there have been few changes to the side entrance porch. The external door was altered or replaced after 2007.

Element	Description of components	Value
Floor	Tiled floor	A
Walls	Timber rusticated weatherboards	A
Ceiling	Timber match-lining	A
Joinery	Timber joinery including architraves	A
Doors	External door – is part of the east façade	
	Ledged and battened door to pantry	A
	Four panelled door to kitchen	A



**PANTRY**

**Overall value - C**

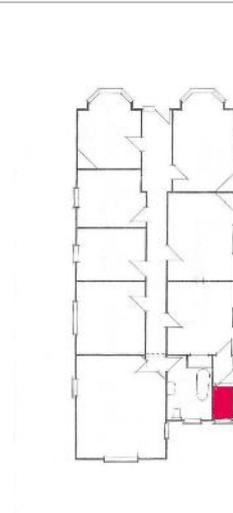
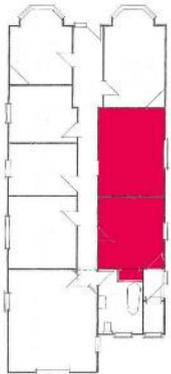


Image: M. Kelly, 2007

History - The pantry was converted to a laundry after 2007.

KITCHEN AND DINING	Overall value - B
	

History – The kitchen and dining room have been updated since 2007. The kitchen floor is covered with ceramic tiles. There are fixed units to the east and west walls. The plaster and lath has been replaced on the walls. There is a new opening between the kitchen and dining room. The kitchen hutch dresser and dining room hatch were relocated to the dining room.

Element	Description of components	Value
Floor	Tiled kitchen floor was installed after 2007.	C
	There is a small area of tiling under the southwest kitchen cabinet.	B
Walls	New plaster or plasterboard linings to the kitchen and dining room walls.	C
Ceiling	Plaster on lath ceiling with plaster cornices and ceiling rose.	A
Doors	Four panelled timber doors and door hardware.	A
Joinery	Timber joinery including architraves and skirtings.	B
	Timber surround to coal range.	A
	Coal range.	A
	Tiled surround to coal range – the tiling was replaced to match the original tiles after 2007.	B
	The 1950s tiled dining room fireplace was replaced after 2007.	B
	Kitchen hutch dresser was relocated to the dining room after 2007.	A
	Dining room hatch was relocated to north wall after 2007.	A





The kitchen floor tiles are located under a c.2007 kitchen unit. (SR 171210 Resource Consent application.)



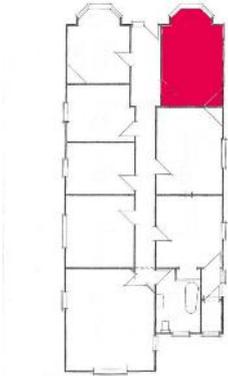
The dining room fireplace has been replaced with a timber surround and the dining room hatch has been moved to the north wall of the room.



Kitchen hutch dresser has been relocated to the dining room.



The kitchen to dining room hatch has been relocated to the north wall of the dining room

LOUNGE	Overall value - A
	

History – The lounge has had few changes since it was constructed.

Element	Description of components	Value
<b>Floor</b>	Timber floorboards	B
<b>Plaster</b>	Lath and plaster ceilings and walls.	A
	Decorative plaster including ceiling rose and cornice.	A
<b>Doors</b>	See hall	
<b>Joinery</b>	Timber joinery including skirting boards and architraves	A
	c.1950s Tiled fireplace and surround was replaced after 2007 with a timber surround.	B



LEVELS OF SIGNIFICANCE	CRITERIA AND THRESHOLD FOR ASSESSMENT
<p>Heritage Value A: EXCEPTIONAL</p> <p>This is usually original fabric, or early modifications.</p>	<p>An element has exceptional heritage significance if it is a key component of the place and makes a fundamental contribution to its heritage values. These include:</p> <ul style="list-style-type: none"> <li>• Historic value – it is fundamental to understanding the history of the place.</li> <li>• Architectural – it is a notable example of style, design, form, scale, materials, ornamentation, period, craftsmanship, etc.</li> <li>• It is fundamental to the townscape or group values of the place.</li> <li>• It is fundamental to the scientific, archaeological, or technological values of the place.</li> <li>• Integrity – it is material from an early or significant period and is largely unmodified.</li> <li>• Social – it is fundamental to the social values of the place</li> <li>• Tangata whenua consider it to be of exceptional value</li> <li>• Rare – it is unique or rare.</li> </ul>
<p>Heritage Value B: CONSIDERABLE / SIGNIFICANT.</p>	<p>An element has considerable heritage significance if it makes an important contribution to the heritage values of the place.</p> <p>This can include:</p> <ul style="list-style-type: none"> <li>• Original elements that are less intact.</li> <li>• Non-original fabric that is appropriate to the place such as replicas, replaced and reconstructed items.</li> <li>• Modified spaces.</li> <li>• Elements and spaces that are not fundamental to the heritage values of the place.</li> </ul>
<p>Heritage Value C: SOME</p>	<p>The element makes some positive contribution to the significance of the place.</p>
<p>NIL</p>	<p>The element has no heritage significance because it is unrelated to the place, is of solely functional value, or is an inappropriate addition.</p>



## Appendix 2 Comparative analysis

Points of comparison:  
 Turn of the 20<sup>th</sup> century double-bay villa  
 High quality of internal features and finishes

Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
	10 Farm Road	Wellington District Plan, Heritage Building.  HNZPT Category 2 Historic Place, 3605		<p>This house is of architectural value as a representative example of a bay villa built in the first decade of the 20th century. It has some special features, including the ornate decorative work of the bay windows and front porch, and the joinery and plasterwork inside.</p> <p>This house is historically associated with the Platt family. The family business was responsible for decades of very fine interior and exterior plaster work on Wellington's finest buildings in the late 19th and early 20th centuries.</p> <p>The family turned to building speculation around 1905, when the production of large fibrous plaster sheets and mass</p>

				<p>production of ornamentation began to affect the viability of smaller firms such as the Platt's.</p> <p>The Platt's concentrated their efforts on the new subdivisions in Northland. They also went on to become Northland's most influential speculative builders, with houses dotted all over the suburb, all exhibiting the same attention to detail and quality plasterwork.</p>
	13 Farm Road	<p>Wellington District Plan, Heritage Building.</p> <p>HNZPT Category 2 Historic Place, 4965</p>		<p>This house is of architectural value is a representative of a single storey double bay villa of the early 20th century. It has some special features including the ornate front gables.</p> <p>This house has group value as one of four houses built by the Platt family of a similar style and age of the others in the cluster at Farm Road, Northland.</p>

Points of comparison:



Villa with a decorative front fence

Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
10 Balmoral Terrace, Newtown	Wellington District Plan, Heritage Building.  HNZPT Category 2 Historic Place, 2901	 	<p>The fence was installed when the property was owned by Charles George Low and his wife Malfred. Low was a plasterer by trade, made the additions to the house in 1923, adapting it from a small timber dwelling to the Mediterranean style house that is visible today.</p> <p>Both the house and front wall are striking pieces of design, and it is likely that Low constructed the wall and adapted the house to promote his business.</p>



## Appendix 3 Wellington Thematic Heritage Study 2013

Select the themes & subthemes which apply to the place		Yes / some (add explanation)
<b>A2.3</b>	<b>Suburban Expansion</b>	
A2.3A	Speculator housing	yes

## Appendix 3 Additional Images



Ranfurly Terrace, Mt Cook - 13 October 1904 showing the effects of a landslide. The building in the road is a sentry box which once stood along the skyline.<sup>49</sup> The houses are likely to be 7 and 9 Ranfurly Terrace, and both have since been rebuilt.

Sir George Grey Special Collections Auckland Libraries AWNS-19041027-6-2

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<sup>49</sup> *Evening Post*, Volume LXVIII, Issue 91, 14 October 1904, Page 5  
<https://paperspast.natlib.govt.nz/newspapers/EP19041014.2.66>

