

**Hearing Stream 3 – Heritage
Wellington City Council**

In the matter of Proposed District Plan review incorporating the Intensification Streamlined Planning Process (ISPP), and the first schedule of the Resource Management Act.

Hearing Stream – Heritage

Expert Evidence of Ian Bowman on behalf of Quayside Property Trust

Date: 24/04/2023

Next Event Date: 9th May 2023
Hearing Chair: Trevor Robinson
Hearing Panel: Robert Schofield, Heike Lutz, Liz Burge, Lindsay Daysh, Jane Black, Rawiri Faulkner, David McMahon.

INTRODUCTION:

- 1 My full name is Ian Alexander Bowman.
- 2 I have prepared this statement of evidence on behalf of 292 Quayside in respect of Sched3 Item 45, Porrit Avenue – 115 Brougham Street, Mount Victoria.
- 3 I am authorised to provide this evidence on behalf of the owner.

QUALIFICATIONS AND EXPERIENCE

- 4 I am a qualified historian, registered architect and qualified conservator of built heritage and have advised in the discipline of conservation of built heritage for 40 years. I am the principal in my own practice, Ian Bowman, architect and conservator.
- 5 My qualifications and experience are set out in Appendix 1 of my evidence.

CODE OF CONDUCT

- 6 I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. Whilst this is a Council hearing, I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the commissioners. My qualifications as an expert are set out in appendix 1. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

PRIOR INVOLVEMENT WITH THE PROPOSED PLAN CHANGE

- 7 In 2018 I was commissioned by Boffa Miskell to assist with the Pre-1930s Character Area Review for the WCC¹. I assisted with:
- the preparation of maps that profiled the age and location of housing stock within each of the character areas,
 - developing a thematic framework relevant to the character area;
 - preparing an overview of styles between covering the periods pre 1880 up to 1940, of buildings in the character areas;
 - using an online data collection and mapping tool (ArcGIS and Storymap) visit all buildings (on foot) in the character areas to record the built attributes that contribute to defining the character of the area;
 - assisting in the preparation of a report derived from the field work that assessed the extent and consistency and completeness of each character area.
- 8 The project won Boffa Miskell and me a NZ Planning Institute, Best Practice – Strategic Planning and Guidance award in 2019.
- 9 In 2019 I was commissioned by the Wellington City Council to attend and contribute to workshops to triage possible heritage items to be added to the heritage lists in the District Plan. To assist in the workshop a database of possible listings, the listing criteria, a draft methodology for assessments, draft thresholds and a summary of the Wellington City Thematic Heritage Study was provided.
- 10 I was subsequently employed in 2020 by the WCC, along with historian Elizabeth Cox, to prepare Historic Heritage Evaluations on approximately 30 historic places. We inspected each building or

¹ <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/reports/supplementary-documents/pre-1930s-character-areas-in-wellington-city.pdf>

structure from the street. Several were not recommended for progressing to listing.

11 We completed our evaluations using a template provided by the WCC which included the following sections:

- summary statement of significance;
- site details;
- historical summary;
- chronologies and timelines;
- biographies;
- physical description (setting, building, materials);
- comparative analysis;
- evaluation of the place based on historic values (themes, events, people, social), physical (architectural, townscape, groups, surroundings, scientific, technological, integrity, age), social values (sentiment, sense of place/continuity, rarity, representativeness);
- recommendations.

12 I also advised on eight heritage areas which included extending existing heritage areas and reviewing and rewriting a number of new heritage area inventory entries using a similar methodology and template to the individual entries. Ms Cox researched some of these, with some entries already having adequate research completed.

SUBMISSION

13 The submission of Quayside Property Trust (the submitter) seeks to remove the Historical Areas and Contributing Building Status from 115 Brougham Street.

BACKGROUND

14 In September 2022 I was commissioned by the owner of 115 Brougham Street to review the proposed inclusion of the building in the Porritt Avenue Heritage Area (PAHA). I was also asked to assess the level and range of heritage values that the place may demonstrate.

15 I was given the following documents in order to prepare the assessment:

- Wellington City Council, “Historic Heritage Area Evaluation, Porritt Avenue Heritage Area, Porritt Avenue, Mount Victoria, 115 Brougham Street, November 2021
- Wellington City Council, letter to Robert Wright, 17 June 2022;
- Wellington City Council, Heritage Report, Rowena’s Lodge, 115 Brougham Street, n.d.;
- Wellington City Council, WCC District Plan Review, Heritage Schedule Summary Report, November 2020
- Wellington City Council, Mt Victoria Heritage Study, Completion Report, June 2017;
- plans of the buildings from various dates supplied by the owner including 1894,1918, 1923, 1949,1969, 1970, 1986, 1989, and 1996.

16 I visited the building on 1 September 2022.

17 The building is not currently listed on the Wellington District Plan, Schedule of Heritage Buildings, Structures and Sites, nor is it listed with Heritage New Zealand Pouhere Taonga (HNZPT).

18 The individual heritage assessment is based on “Methodology and guidance for evaluating Wellington’s historic heritage, draft 2, February 2020”, WCC. An assessment of the contribution of the building to the proposed PAHA is based on “Historic Area Evaluation”, no date, WCC.

EVIDENCE

Individual heritage significance

- 19 The full assessment of the heritage values of the property and the inclusion of it into the PAHA is included in Appendix 2.
- 20 The following is a brief history of the building:
- the building was constructed between 1890 and 1891 most likely for a Henrietta McDonnell who operated a private girls school from the building. This use continued until 1896. The architect of the building is unknown.
 - Between 1896 and 1907 the building was used as a boarding house for Wellington College.
 - In 1915 the building was purchased by the YWCA and was used as a hostel. The YWCA owned the building until 1967 during which time there were extensive alterations including a new dormitory wing.
 - In 1967 the building became a guesthouse, this use continuing until the present day. Over the intervening 56 years, further significant alterations were undertaken.
- 21 The two storey building is constructed and clad with timber and has timber joinery. Roofing is corrugated steel. These are common materials of the period and also of the present.
- 22 The building may have initially been designed in the Italianate style but any appreciable style has been lost during the many alterations and additions, both external and internal.
- 23 The building is located in the centre of a residential block bounded by Brougham Street, Ellice Street, Armour Avenue and Porritt Avenue and is largely invisible from any of these streets. In this block are small to large later Victorian and Edwardian detached houses of one or two storeys. There are also apartment buildings of between two and 10 storeys located in the block dating from the 1940s with several being recently constructed.

- 24 Private girls and boys schools were not uncommon in the 19th century in Wellington. A number of these schools still survive today including Samuel Marsden College established in 1878 and St Mary’s College established in 1850. The brief use of 115 Brougham Street as a private girls school is not significant in Wellington’s education history. There are no known significant pupils nor teachers.
- 25 The YWCA was established in Wellington in 1911. Their first hostel was constructed in 1911 at 6 Macdonald Crescent, which is still extant. 115 Brougham Street was the third of its hostels with a fourth opened in 1923. While the period of use of 115 Brougham Street by the YWCA of 52 years is not inconsiderable, its contribution to the history of the YWCA is minor.
- 26 My comparative analysis has established that the building is not architecturally significant, its use of materials is not rare, it is not especially old or rare for its original or subsequent building uses. No-one of any historical significance has been confirmed as being associated with the building. It is not significant or is a landmark in its setting, not does it contribute visually or physically to the immediate neighbourhood.
- 27 With respect to heritage values of the property, based on the assessment methodology used to assess buildings for inclusion in the District Plan list described in paragraphs 8 to 10 above, the following is an outline summary of the heritage values of 115 Brougham Street (the full assessment is included in appendix 2):

<i>Criteria</i>	<i>Values</i>	<i>Theme/pattern</i>	<i>Ranking</i>
	Historic	Education	Low
		Youth accommodation	Low
	Events	Low	
	People	Low	
	Social	Low	

<i>Criteria</i>	<i>Values</i>	<i>Theme/pattern</i>	<i>Ranking</i>
Physical	Archaeological	Not assessed	
	Architectural		Low
	Townscape		Low
	Surroundings		Low
	Scientific		None
	Integrity		Low
	Age		Low
Social	Sentiment		None
	Recognition		None
	Sense of place/continuity		Low
	Rarity		Low
	Representative		Low

28 In summary, based on the WCC assessment criteria, 115 Brougham Street has low heritage significance, such that it does not warrant individual listing.

Contribution to the proposed Porritt Avenue Historic Area (PAHA)

29 The WCC District Plan Review, Heritage Schedule Summary Report, November 2020 has identified the following characteristics of the PAHA:

- subdivision from 1894;
- houses largely owner occupied;

- it is a side street rather than main thoroughfare such as Brougham and Austin;
- densely built;
- mostly single storey;
- two storey houses in three pockets, some quite large, but are not typical of the street;
- high integrity compared with most of the suburb;
- home to two notable people, Kate Evans the first woman to graduate from a NZ university and Thomas Poutawera a land negotiator;
- otherwise home to middle-class people leading ordinary lives.

30 The WCC report considers that the PAHA has a number of heritage values. The following table describes the values of the PAHA as described in the WCC report and assesses the contribution of 115 Brougham Street to these values:

<i>Criteria</i>	<i>Values</i>	<i>PAHA²</i>	<i>Contribution of 115 Brougham Street</i>
Historic	(iii) People	Yes	None
Social	Sense of place/continuity	Yes	None
Physical		Significant	
Physical	(ii) Architectural	Yes	None
	(iii) Townscape	Yes	None

² The report does not define what “yes” and “significant” actually mean, but I have taken these designations as meaning a high value. The extent of values is not described.

<i>Criteria</i>	<i>Values</i>	<i>PAHA²</i>	<i>Contribution of 115 Brougham Street</i>
	(iv) Group	Yes	None
	(vi) Scientific	Yes	None
	(ix) Age	Yes	None
Rarity		Significant	None
Representativeness		Significant	None

31 Based on the assessment above, there is no obvious contribution that 115 Brougham Street makes to the proposed PAHA. In addition there is no visual, physical or historic connection to the Avenue. While access to 115 Brougham Street is from Brougham Street, it is largely invisible from it.

COMMENTS ON WCC EVIDENCE

32 A Statement of Evidence has been prepared by Moira Smith, Conservation Architect and Heritage Advisor, on behalf of Wellington City Council which encompasses the potential listing of 115 Brougham Street within the PAHA.

33 Ms Smith confirms that the building is not ‘particularly’ visible from either Porritt Avenue or Armour Avenue heritage areas. However she suggests that it is thematically linked to two other buildings which were built in Porritt Avenue in the late 1890s for use as private girls’ schools.

34 As discussed above, private schools were common in the late 19th and early 20th centuries and none of these former schools has sufficient significance to be individually listed, unlike those discussed above.

35 Ms Smith states that, given the lack of visibility of 115 Brougham Street from either Porritt or Armour Avenue, and that it has “less distinct thematic links” to Armour Avenue that “neither option is optimal”.

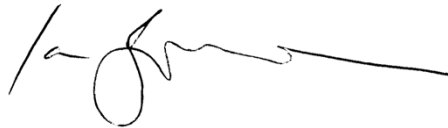
36 Despite these uncertain conclusions, Ms Smith confirms that 115 Brougham Street should be included in the district plan heritage schedule “as it has significant historic heritage values”. Having confirmed 115 Brougham Street is not “particularly” visible from either heritage area and has “less distinct thematic links” Ms Smith then leaves this part of her evidence without confirming a recommendation.

37 Given my assessment above in paragraphs 26 and 27, I disagree with Ms Smith that 115 has sufficient heritage values for individual listing in the district plan and, given its lack of any thematic, historic, architectural, visual or other connection with Porritt Avenue, I consider that it should not be included in the PAHA either.

CONCLUSIONS

38 Based on the above I do not recommend that 115 Brougham Street is either individually listed or included in the PAHA.

Date: 24 April 2023

A handwritten signature in black ink, appearing to be 'A. Smith', written in a cursive style.

APPENDIX 1: QUALIFICATIONS AND EXPERIENCE

I hold the following qualifications:

- Bachelor of Arts (History and Economic History), Victoria University of Wellington
- Bachelor of Architecture, University of Auckland
- Master of Arts (Conservation Studies), University of York
- Various certificates in building materials conservation from ICCROM, ICOMOS and other international conservation organisations

I am a registered architect (NZRAB registration 2095), the immediate past Chair of ICOMOS NZ, current Board member of ICOMOS NZ, an Executive Board member and Treasurer of ISCEAH, expert member of ISCS, co-convenor of APT Australasia Chapter and peer reviewer of World Heritage nominations for the World Heritage Committee.

I am a Fellow of the New Zealand Institute of Architects.

I am a self-employed architect and conservator and have approximately 36 years' experience advising local and regional authorities, government agencies and private clients on projects relating to built heritage conservation.

Experience relevant to this hearing includes:

- Preparing heritage inventories of individual buildings and heritage areas for numerous local authorities
- Advising on applications for resource consents for local authorities
- Assisting in the writing of heritage strategies, preparing design guidelines and conservation plans for local authorities
- As an expert witness in Council hearings, the Environment Court, the High Court and Environmental Protection Authority Nationally Significant Proposal boards of enquiry

**APPENDIX 2: REVIEW OF PROPOSED INCLUSION IN PORRITT
AVENUE HERITAGE AREA, 115 BROUGHAM STREET, MOUNT
VICTORIA, IAN BOWMAN**



Review of proposed inclusion in Porritt Ave. Heritage Area

115 Brougham St, Mt Victoria,
Wellington

September 2022

IAN BOWMAN

Architect and conservator

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1 Introduction

1.1 Commission

This heritage report was commissioned by the owner, Matthew Wright, in an email of 14 September 2022.

1.2 Scope

The scope of this report is to review the proposal to include 115 Brougham Street in the Porritt Avenue Heritage Area and the level and range of heritage values that the place may demonstrate.

1.3 Limitations

The assessment is based on:

- Wellington City Council, “Historic Heritage Area Evaluation, Porritt Avenue Heritage Area, Porritt Avenue, Mount Victoria, 115 Brougham Street, November 2021
- Wellington City Council, letter to Robert Wright, 17 June 2022;
- Wellington City Council, Heritage Report, Rowena’s Lodge, 115 Brougham Street, n.d.;
- Wellington City Council, WCC District Plan Review, Heritage Schedule Summary Report, November 2020
- Wellington City Council, Mt Victoria Heritage Study, Completion Report, June 2017;
- plans of the buildings from various dates supplied by the owner including 1894,1918, 1923, 1949,1969, 1970, 1986, 1989, and 1996.

The building was visited on 1 September 2022 with the owner.

1.4 Legal description

The legal description of the building is Lot 1 DP 38413, Lot 2 DP 12250.

1.5 Heritage designation

The building is not listed on the Wellington District Plan, Schedule of Heritage Buildings, Structures and Sites, nor is it listed with Heritage New Zealand Pouhere Taonga (HNZPT).

1.6 Assessment of heritage values

This individual heritage assessment is based on “Methodology and guidance for evaluating Wellington’s historic heritage, draft 2, February 2020”, WCC. The contribution of the building to the proposed Porritt Avenue historic area is based on “Historic Area Evaluation”, no date, WCC.

2 An understanding of heritage values

2.1 Outline description of the building

Feature	Description
Original owner	Henrietta McDonnell and Colonel Thomas McDonnell
Architect	Unknown
Builders	Unknown
Style	Edwardian Free Style
Date of construction	1890-1891
Construction	Timber frame, timber cladding, timber joinery, corrugated steel roofing, concrete retaining/foundation wall., brick chimneys.
Floor plan	Two attached wings with rectangular shaped floor plan with central corridor and rooms either side to each wing.
Orientation	East west with the main entry at the central west
Floors	2 floors with the east wing on a higher level than the west wing.
Seismic rating	36% NBS.

2.2 Outline history³

Date	Event
1890/91	Construction likely for Henrietta McDonnell and (presumably) Lieutenant-Colonel Thomas McDonnell, for use as a private school, known as Melmerby House
1891-96?	Private girls school run by the McDonnells
1894	Shed, for Mrs Catherine Gray, builder J and A Wilson?
1897-1907	Boarding house for Wellington College

³ Wellington City Council, Heritage Report, Rowena's Lodge, 115 Brougham Street, n.d.; and various plans received from the owner

1915	YWCA purchased building, opened by Countess of Liverpool, wife of Governor
1918	Extension to west including sitting room with bay window and two bedrooms above, dormitory block at east, for YWCA, builder W H Bennett
1923	New toilet blocks to dormitory and main block, for YWCA, builder W B Orr, Architect James Bennie
1949	New toilet to main block, for YWCA, builder W A Flack, Architect Stanley Fearn
1967	YWCA sold to Colonial Homes Ltd and used as a guesthouse
1969	New toilet to main block and alterations to kitchen, office etc., for Cornish Properties, builder MacRitchie Bros Ltd., Architect Fearn and Fearn
	New retaining wall, for Colonial House Ltd, builder MacRitchie Bros Ltd., Architect Fearn and Fearn
1970	Repiling, for Cornish Lamp House Group, builder Young Bros Ltd.
1972	New owner George Saunders, place renamed as Brougham Court Flats, Rowena Guest House, Rowena City Lodge, Rowena City Lodge
1986	Toilet alterations for Mr J Quin, architect Alan Minty
1989	New kitchen, for J Wyeth, draughtsman Tony Roberts

2.3 Building description

The building is located on a large narrow section accessed by a steep, even narrower, driveway from Brougham Street. The place comprises a large rectangular block oriented east west with a further rectangular extension to the south east corner. The main entry is up steps from the driveway with the front door in the centre west of the larger block. This leads to a central corridor with stairs and rooms off either side. A living room for residents is located in the north west corner of the building while the communal dining and kitchen area are to the central south of the block. Most other spaces including those of the first floor are bedrooms. A laundry and toilets are located to the north east of the block.

The 1918 rear extension comprises bedrooms on both floors and a toilet block in the centre north of the block. The ground floor level is raised

above that of the main block due to the typography of the site. Access to the rear block is from the first floor of the original block and from the exterior east.

The building is timber framed with timber rusticated weatherboards, corner boards, soffits, architraves, sills, flooring and joinery. The roofing is corrugated galvanised steel. A tall, concrete foundation wall with entry steps is located on the north west corner.

Currently the building has little obvious stylistic characteristics. The building originally may have been designed in a simple Italianate style where hipped roofs and bracketed eaves were common. However any determining characteristics have largely been removed in the numerous alterations over the past 131 years. Eaves brackets have been retained above the front entry only.

The most significant alterations, which likely saw the removal of almost all decorative elements indicating the Italianate style, were in 1918 which saw the extension of the building on the north east corner and the removal of the original verandah, the addition of the bay window, an element more common in the bungalow style, and the rear, rectangular extension.

Both blocks have many original double hung sash windows, however the numerous alterations have seen the installation of new or replacement of old windows with casement windows. The front entry doors has toplights and sidelights with the frame likely to be original but the glazing and doors are not.

There are timber fire escape stairs on all elevations. It is not known when these were installed. However photographic evidence (see figures 1-9) suggests some time after the late 1940s.

The interior has some original architraves, a tiled fireplace in the communal dining room, a stair handrail (likely from 1918) and little else that appears to be original in the main block. The rear block has some doors and architraves that are likely to be original from 1918.

2.4 Setting

The building is located in the centre of a Mount Victorian urban, residential block bounded by Brougham Street, Ellice Street, Armour Avenue and Porritt Avenue. The site rises steeply from Brougham Street up to a gently sloping area at the rear of the section. The place is visible from Brougham Street from a very narrow viewpoint at the base of the driveway and there are small glimpses of parts of the building from viewpoints along Armour Avenue (see figures 20 and 21). The building cannot be seen from Porritt Avenue or Ellice Street.

Surrounding buildings include large two storey Edwardian houses, three

storey mid-century and recently constructed townhouses and blocks of flats and smaller single and two storey Edwardian houses. The larger houses have large gardens while the smaller houses and flats generally have small gardens.

The house at 105 Brougham Street is listed on the WCC heritage list.

2.5 YWCA in Wellington, a brief history

The Young Women's Christian Association (YWCA) was established in England in 1855. The first New Zealand branch was established in Dunedin in 1878 with the second in Christchurch in 1883 and the third in Auckland in 1885⁴. The YWCA branch in Wellington was established in 1906⁵,

The Wellington YWCA office was located at 6 Lambton Quay and the first hostel, located at 6 Macdonald Crescent, was opened in 1911. 115 Brougham Street was the third hostel which was opened by the wife of the Governor, Countess of Liverpool, in 1915. Another hostel was established in a building in Boulcott Street in 1923. The offices for the Wellington branch moved many times with the current office being in Ghuznee Street.

2.6 Private schools in Wellington, a brief history

Private girls and boys schools were not uncommon in the 19th century in Wellington. Examples of private girls schools include:

- Samuel Marsden College was established by Mrs Mary Ann Swainson in 1878 as a day and boarding school for girls
- St Catharine's College was established by the Sisters of Mercy in 1919 initially as a co-educational facility;
- Queen Margaret College was established in 1919 as a school for girls;
- Wellington Girls' College was established in 1883 as a private school but is now a state school;
- St Mary's College is a Catholic school for girls and was established in 1850.

2.7 Listed schools, colleges and hostels

⁴ <https://nzhistory.govt.nz/women-together/young-womens-christian-association-aotearoa-new-zealand>

⁵ <https://wgtnywca.wordpress.com/about/history/>

WCC District Plan heritage list

There are no hostels listed on the WCC heritage list but there are four school buildings listed. These comprise:

Street	Number	Building and date of construction	Map Ref	Symbol ref
Fore Street	1	Former Kaiwharahwara School building 1925	15, 21	432
Inverlochy Place	4	Old School 1883	16	6
Oxford Street	14	Old School 1860	30	238
Turnbull Street	4-14	Old St Paul's Schoolroom 1897	18	276

The following are colleges listed in the WCC heritage list

Street	Number	Building and date of construction	Map Ref	Symbol ref
Austin Street		Wellington East Girls' College Main Building 1923	6	20
Dufferin Street	21	Wellington College Firth House 1923	6	104
Guildford Terrace Thorndon	15	St Mary's College Main Building 1931	18	138
Hobson Street	53	Queen Margaret College Tower Building 1876	18	147
Monorgan	38	Scots' College	5	219

Road

Main
Building 1919

There are no boarding schools listed.

The buildings on the WCC list above are either large and impressive college buildings or have been significantly altered or have been demolished.

HNZPT heritage list

Using the on-line Heritage NZ “Search the list” function, the following Heritage New Zealand Pouhere Taonga (HNZ) entries were found under “hostel” and included school boarding houses, youth hostels and former hotels that are now used as backpackers but excluded former churches, residential nursing homes and hospital hostels. Those entries with no information are also not included.

Location	Address	List entry type	List number	Date	Significance
Christchurch	9 Evelyn Couzins Avenue	2	9075	1885	Park like setting, substantial, 2 storeyed, timber house, iconic timber Stick/Queen Anne style, designed by James Glanville, now a YHA
Akaroa	50 Rue Lavaud	2	7155	1871	Former hotel, 2 storeyed, good example of mid-Victorian hotel building, wattle and daub infill
Palmerston North	Colombo Road	2	9726	1962	3 storey example of international modernism, designed by Government Architect Fergus Sheppard, university hostel
Fox Glacier	11 Cook Flat Road	2	5045	1928	2 storeyed timber, Arts and Crafts, former hotel

Christchurch	90 Ensors Road	1	7636	1913	2 storey exemplar of Arts and Crafts, designed by Thomas Bowring, excellent craftsmanship
Otaki	Tasman Road	2	4096	1909	Two storey, designed by architect E W G Coleridge, English Domestic Revival, Maori Boys hostel for 20 boarders at school
Pigeon Bay	380 Pettigrew Road	2	7495	1878	Former school for children at sawmill, 2 storey, timber, from 1951 became a YHA hostel
Mangaore	3 Hay Street	2	4500	1929	Hostel for single men constructing power station, 1 storey, timber, designed by PWD, Bungalow style

One former school that is now a backpackers and is not listed by a local authority or HNZ but is nevertheless significant is the former Havelock School where Ernest Rutherford and William Pickering both attended. An application for HNZ listing has been made.

3 Assessment of individual significance

The following assessment follows the assessment process of “Methodology and guidance for evaluating Wellington’s historic heritage, draft 2, February 2020”, WCC.

3.1 Comparative analysis

The history of the use of 115 Brougham Street includes a private girls’ school, a youth hostel and is now used for budget accommodation. The background histories of these building types is provided above.

Girls’ schools

The period when the building was used as a school was from 1891–96. The earliest school for girls noted above was St Mary’s established in 1850. Others were established in the in the 1870s, 1880s and 1919.

Melmerby House only operated for five years, whereas all the schools noted still operate today. It was not the earliest nor the largest school for girls in Wellington. The research presented has not identified any notable pupils such as the two internationally recognised pupils of the Havelock School.

Youth hostel

The house operated as a youth hostel for 52 years. It was one of at least three hostels operated by the Wellington branch of the YWCA in the early 20th century. It was not the first youth hostel opened in Wellington.

Listed schools, colleges, hostels

Most of the HNZ buildings listed above are architecturally significant because of their excellence of architectural design, association with significant families, use of materials (e.g. wattle and daub), were old (e.g. 1878) or were examples of designs of important and/or influential architects.

Analysis

Based on the site visit Rowena Lodge is not architecturally significant, its use of materials is not rare and it is not especially old for its original or subsequent building uses.

Although it has been noted in the WCC inventory entry that Henrietta McDonnell opened the school at 115 Brougham Street, what the connection of her more well-known husband had with the building is uncertain. It is known that he had difficulty in supporting his family. The architect, if there was one, is unknown.

3.2 Assessment of significance

The building is assessed based on the ranking levels included in appendix 1.

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
Historic	Themes	Education	The building was used as a girls' school for approximately 5 years. It was not the earliest school for girls nor was it the longest lasting.	Low
		Youth accommodation	The building was used as a youth hostel for 52 years. It was not the first to be opened in Wellington. It is not known whether it was the longest used.	Low
	Events		The place is associated with its opening in 1915 by wife of the Governor, the Countess of Liverpool.	Low
	People		The place is associated with Henrietta McDonnell and (presumably) her husband Lieutenant Colonel Thomas McDonnell who owned the place for 5 years. Thomas is	Low

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
			recognised as a soldier in the Waikato and Taranaki Wars and in Rotorua. He lost his army command in 1870 and died in Whanganui in 1899.	
	Social		The place has been used as a boarding school, youth hostel and budget accommodation since 1891. These uses demonstrate the changing needs for different forms of accommodation in Wellington.	Low
Physical	Archaeological		Not assessed, however as the site has been used prior to 1900, it is deemed as an archaeological site	Not assessed
	Architectural		The building has been modified considerably such that any external stylistic characteristics have been removed. The interior has also been modified considerably such	Low

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
			that there is also little original decorative fabric to indicate an architectural style. The materials used for the building are typical of the period.	
	Townscape		Although large, the building is not highly visible from publicly accessible viewing points. Although included in the Porritt Ave Heritage Area it cannot be seen from it nor is there any physical connection to it.	Low
	Groups		Constructed in 1891 the building is of a similar age to much of Mount Victoria, with 86% of Mt Victoria built prior to 1930 ⁶ . In the pre-1930 character area review, the building was considered as	Low

6

<https://wcc.maps.arcgis.com/apps/MapSeries/index.html?appid=bef08d8f53ef448eb93854022a5b63ec>

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
			being a contributor to the character of the area, not a primary contributor.	
	Surroundings		The surroundings of the place is the pre-1930s character area. In the review, the building was considered as being a contributor to the character of the area, not a primary contributor.	Low
	Scientific		The building has no scientific value	None
	Integrity		The building has been altered significantly	Low
	Age		The building is not old in the context of human occupation of the Wellington region.	Low
Social	Sentiment		The place has not strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national,	None

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
			symbolic or commemorative reasons.	
	Recognition		There is no evidence that the place is held in high esteem for its historic heritage values nor its contribution to the sense of identity of a community..	None
	Sense of place/continuity		The place has a sense of continuity in its function as a hostel. It does not contribute to a sense of place for a community.	Low
	Rarity		The place is not rare. There are older and more significant schools, hostels and youth hostels in the Wellington region. It was not the first school or hostel in the Wellington region.	Low
	Representative		The building is representative of budget accommodation in that it has many rooms at cheap rates.	Low

Criteria	Values	Theme/ pattern	Assessment	Ranking of significance
			However there are better examples of the type that are of greater architectural significance or of a greater scale such as the Hotel Waterloo, and the Cambridge Hotel, both of which are listed heritage buildings	

3.3 Summary statement of significance

Based on the WCC assessment criteria, 115 Brougham Street has low heritage significance, such that it does not warrant individual listing. The archaeological values of the place have not been assessed.

4 Assessment of contribution to historic area

The following assessment is based on “Historic Area Evaluation”, no date, WCC. While this methodology is used to identify historic areas, it is adapted below to assess the contribution of 115 Brougham Street to the Porritt Avenue Historic Area.

4.1 History of the area

The history of the historic area is contained in the WCC District Plan Review, Heritage Schedule Summary Report, November 2020. 115 Brougham Street has been added to the historic area as it “has also been identified as having significant heritage values”. There is no explanation as to the connection with Porritt Avenue. An assessment of the heritage significance of the property is included above in 3.

Included in the history are some key points as to why Porritt Avenue is deemed as having heritage values. These include:

- subdivision from 1894;
- houses largely owner occupied;
- it is a side street rather than main thoroughfare such as Brougham and Austin;
- densely built;
- mostly single storey;
- two storey houses in three pockets, some quite large, but are not typical of the street;
- high integrity compared with most of the suburb;
- home to two notable people, Kate Evans the first woman to graduate from a NZ university and Thomas Poutawera a land negotiator;
- otherwise home to middle-class people leading ordinary lives.

4.2 Heritage values of the area

The heritage values of the area are considered to include:

- Historic (iii) People
- Social (iii) Sense of place/continuity

- Physical (significant)
 - (ii) Architectural
 - (iii) Townscape
 - (iv) Group
 - (vi) Scientific
 - (ix) Age
- Rarity (significant)
- Representativeness (significant)

4.3 Assessment of contribution of 115 Brougham Street to values of the area

The following is an assessment of the contribution that 115 Brougham Street makes to the Porritt Avenue Historic Area, based on the values identified in 4.2 above.

Note that figures 1 to 9 show that 115 Brougham Street clearly addresses Brougham Street and not Porritt Avenue.

Criteria	Values	Assessment	Contribution
Historic	People	<p>115 Brougham Street is not associated with the predominant people values of Porritt Avenue, which is describes as middle-class people leading ordinary lives.</p> <p>The only significant association of the building is with the wife of Lieutenant Colonel Thomas McDonnell and this is for five years only. It is not known what, connection, if any, Thomas had with the house. It is known that he was not wealthy and “had difficulty in supporting his family”.⁷</p>	None
Physical	Architectural	The building does not contribute to the architectural value of the Porritt	None

⁷ <https://teara.govt.nz/en/biographies/1m33/mcdonnell-thomas>

		Avenue historic area 115 Brougham Street is substantial unlike the mainly single storey houses in Porritt Avenue. It is noted that other large two storey houses were not typical of the street.	
	Townscape	115 Brougham Street does not contribute to the townscape values of Porritt Avenue. It cannot be seen from Porritt Avenue nor is there any physical connection to it. Its address in Brougham Street is associated with a “main thoroughfare” rather than being a side street. See figures 1-9.	None
	Groups	115 Brougham Street does not contribute to the group values of Porritt Avenue. It cannot be seen from Porritt Avenue nor is there any physical connection to it. It is not a single storey house, it was constructed in 1891, before the subdivision of Porritt Avenue in 1894. See figures 1-9.	None
	Age	None of the buildings, including 115 Brougham Street, are old in the context of human occupation of the Wellington region.	None
Social	Sense of place/continuity	The place has a sense of continuity in its function as a hostel. However it does not contribute to a sense of place as may Porritt Avenue as it is not physically or visually connected to the Avenue.	None
	Rarity	It is assumed that Porritt Avenue historic area is considered rare as it is relatively unchanged. 115 Brougham Street has been modified considerably as has its site.	None
	Representative	It is assumed that Porritt Avenue historic area is considered representative as the area is largely	None

single storey villas of owner-occupiers. 115 Brougham Street is neither a villa nor is it owner-occupied.

4.4 Summary of contribution of 115 Brougham Street to the Porritt Avenue historic area

Based on the assessment above, there is no obvious contribution that 115 Brougham Street makes to the proposed Porritt Avenue historic area. There is no visual, physical or historic connection to the Avenue. While access to 115 Brougham Street is from Brougham Street, it not even highly visible from it.

Appendix 1: Ranking heritage values and significance

Ranking heritage values and significance

These heritage values are taken from the HNZ criteria with many similar to the WCC criteria.

Physical

Archaeology

High	has the potential for national or regional archaeological values i.e. rare site types, sites from the first phase of settlement, particularly intact physical remains
Moderate	has the potential for local archaeological values i.e. relatively early, possibility of relatively intact physical remains, representative types
Low	known to be pre-1900, or has the possibility of pre-1900 evidence, but unlikely to have high or moderate archaeological values

Architecture

High	highly original, early, ideal, landmark or innovative design, style, use of materials, or craftsmanship for the period
Moderate	good design, style, use of materials, or craftsmanship for the period
Low	typical design, style use of materials, or craftsmanship for the period

Technology

High	highly original, ideal, innovative or early construction design for the period
Moderate	good example of construction design for the period
Low	common construction design for the period

Rarity

High	first, only remaining or one of very few of the period, locally/regionally/nationally
Moderate	one of few of the period, locally/regionally/nationally

Low common for the period, locally/regionally/nationally

Representivity

high has all the key characteristics of architecture or technology of the period

Moderate has many of the characteristics of the architecture or technology of the period

Low has few characteristics of the architecture or technology or period

Integrity

high unchanged or has had important modifications since construction retaining heritage values

Moderate unimportant changes since construction but essential character and most heritage values retained

Low character changed significantly with few heritage values remaining

Group

high principal contributor to the dominant values of the group

moderate compatible with the group but not a principal contributor to the dominant values of the group

low of little importance to the group

Historic

People

high intimately associated with a group or person of national or regional significance

moderate intimately associated with a group or person of local significance

low minor or peripheral connection to a locally significant group or person

Events

high intimately associated with events of national or regional significance

moderate	intimately associated events of local significance
low	minor or peripheral connection to a locally significant event

Pattern

high	intimately associated with pattern of national or regional significance
moderate	intimately associated with pattern of local significance
low	minor or peripheral connection to a locally significant pattern

Cultural

Identity

high	focus of national or regional community identity, sense of place or social value or has special age value such as constructed within the first 30 years of settlement
moderate	focus of local community identity, sense of place or social value or has age value such as construction between 1870 and 1900
low	has minor community focus, sense of place or social value

Public esteem

high	focus of national or regional community identity, sense of place or social value, recommended for listing, discussed in national publications, or received an award at the national, or local level
moderate	focus of local community identity, sense of place or social value, or recommended for listing and discussed in local publications
low	has minor community focus, sense of place or social value

Commemorative

high	commemorates national or regional endeavours or people at a national, regional or local level
moderate	commemorates local endeavours or people at a local level
low	has minor commemorative value

Education

high	has a very high potential for education of heritage values at a national or regional level
moderate	has a high potential for education about heritage values at a local level
low	has minor potential for education

Assessment of significance

The values of the place or object

High	at a national, regional or local level it is ranked highly in a number of heritage areas and has high integrity or has very significant values in one heritage value
Moderate	at a local level it has few high heritage values and/or has moderate integrity
Low	it has few heritage values

The place or object has significant heritage values:

National	at a national level
Regional	at a regional level
Local	at a local level

Appendix 2: Historic photos of the building



Figure 1 1897, 115 Brougham Street in circle, NL, 1/2-074605-F

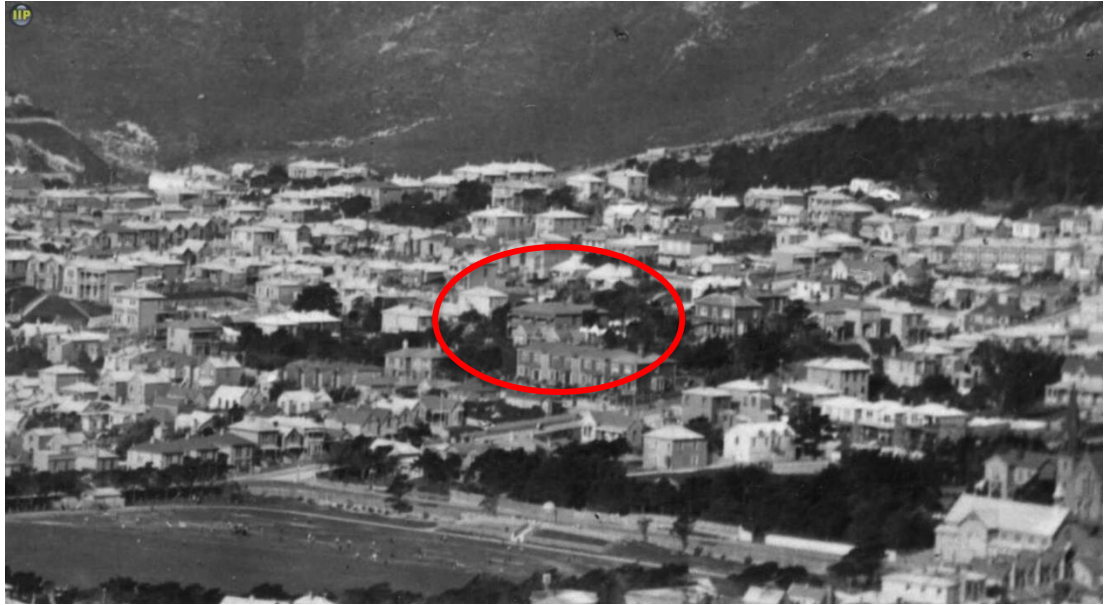


Figure 2 1899, 115 Brougham Street in circle, NL, 1/2-104075-F

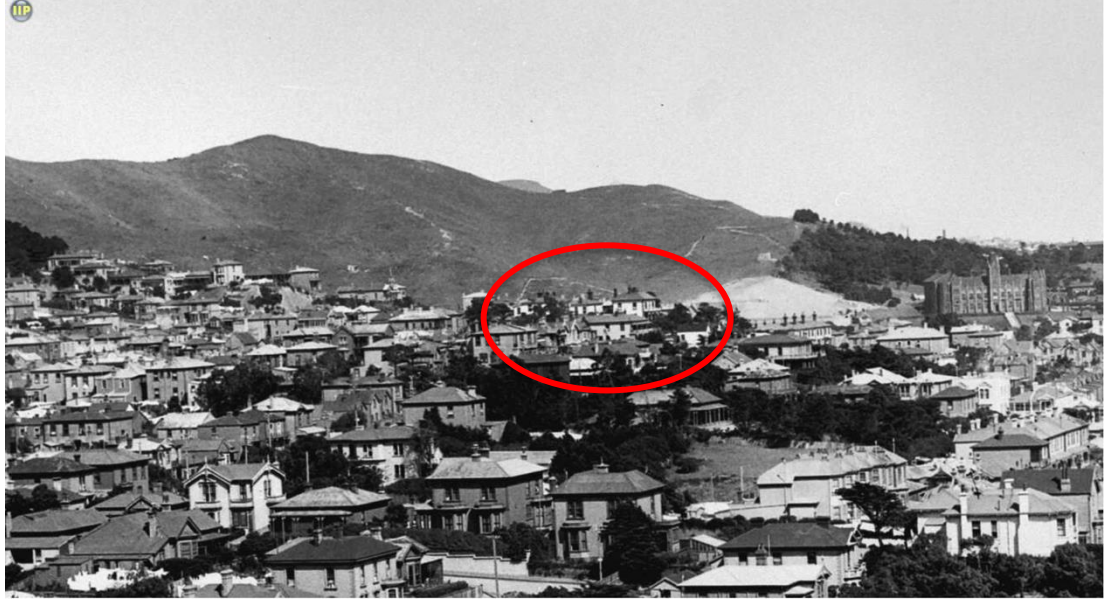


Figure 3 1908, 115 Brougham Street in circle, NL, 1/1-019582-G

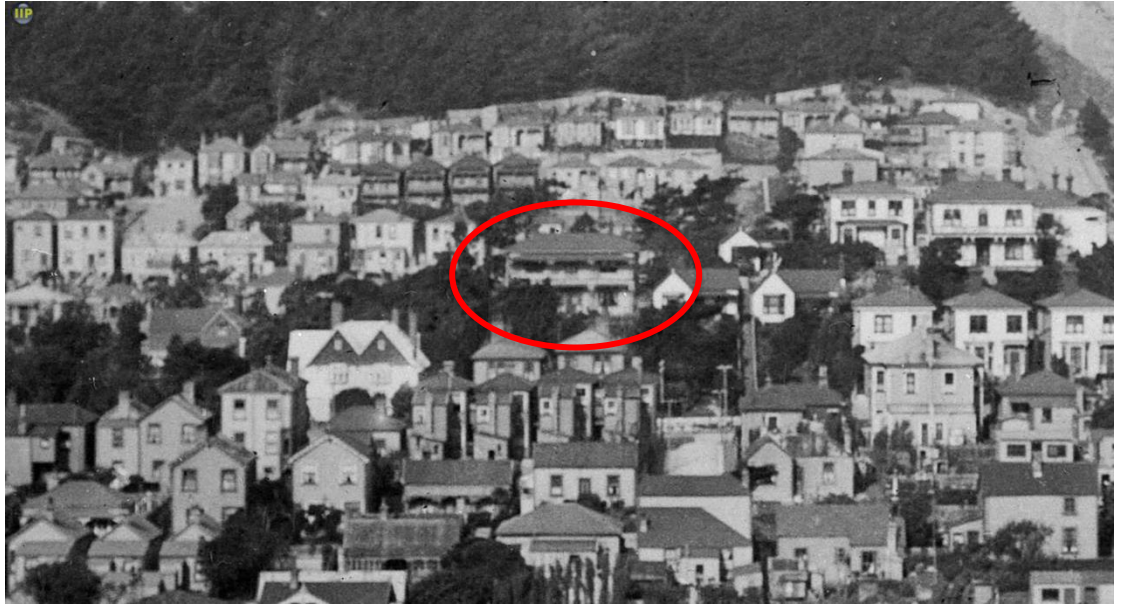


Figure 4 1910, 115 Brougham Street in circle, NL, PA5-0230

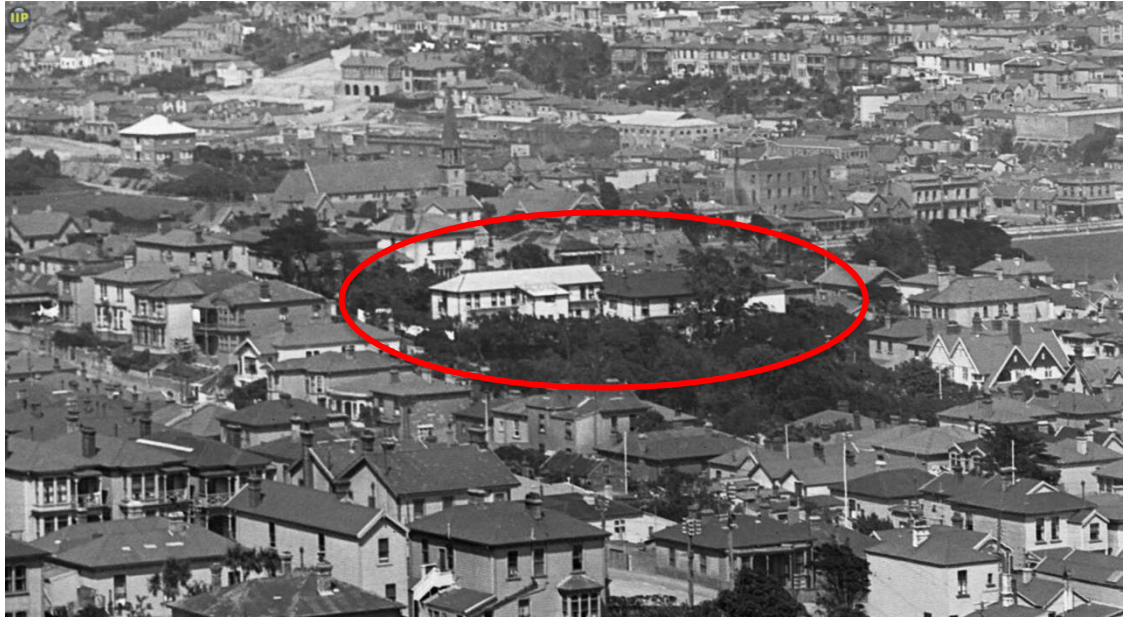


Figure 5 1925, 115 Brougham Street in circle, NL, 1/2-046443-G



Figure 6 1928, 115 Brougham Street in circle, NL, 1/2-059957-F



Figure 7 1935, 115 Brougham Street in circle, NL, 1/2-046833-G

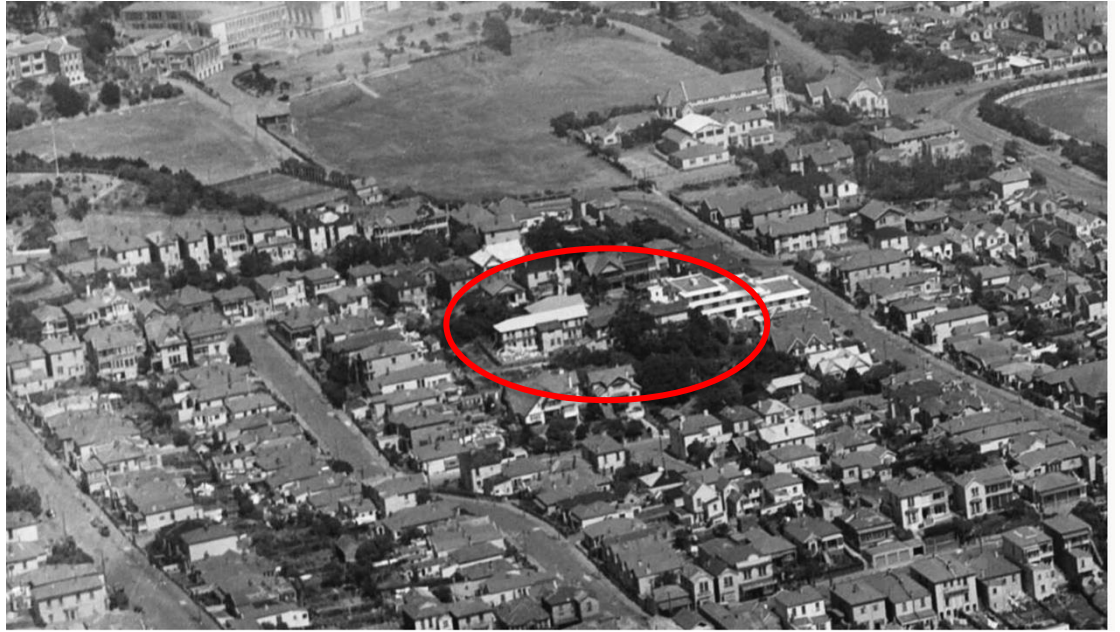


Figure 8 1947, 115 Brougham Street in circle, NL, WA-05389-F



Figure 9 1949, 115 Brougham Street in circle, NL, WA-20883-F

Appendix 3: Contemporary photos



Figure 10 North west corner, 1 September 2022, Ian Bowman



Figure 11 North elevation, 1 September 2022, Ian Bowman



Figure 12 East elevation, 1 September 2022, Ian Bowman

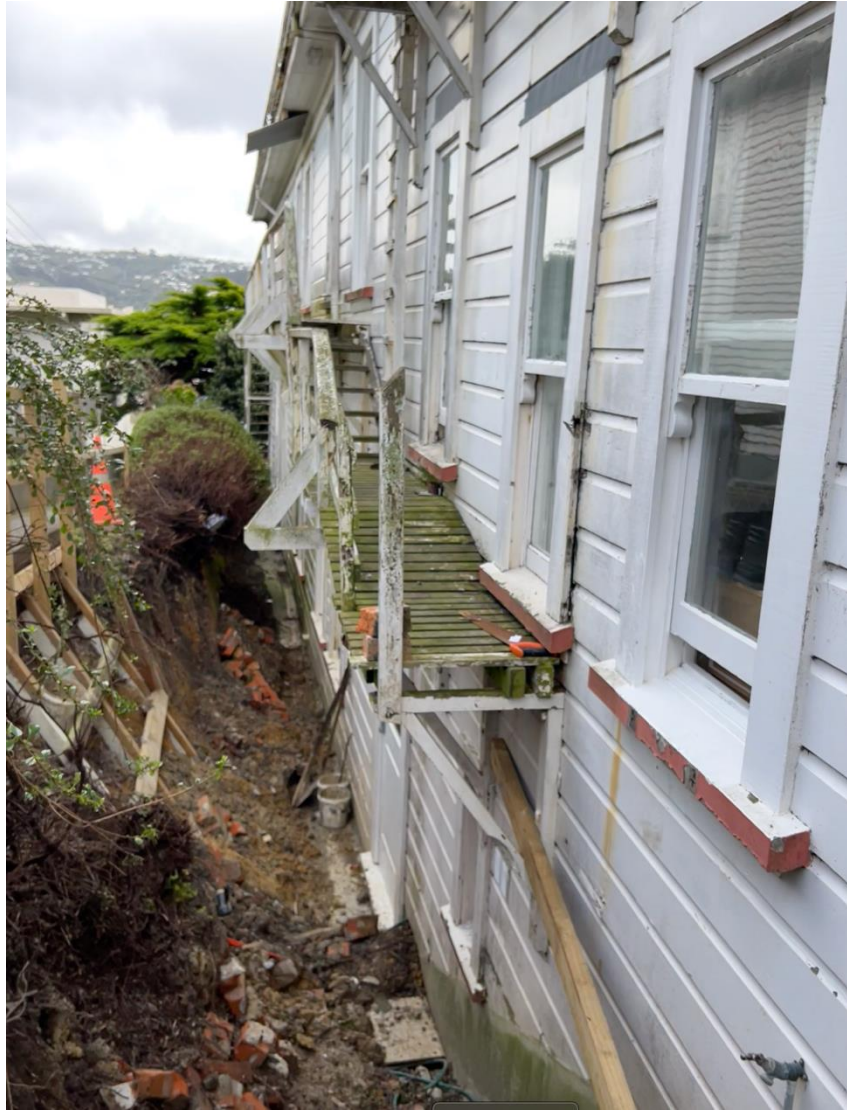


Figure 13 South elevation, 1 September 2022, Ian Bowman



Figure 14 West elevation, 1 September 2022, Ian Bowman



Figure 15 Front entry, 1 September 2022, Ian Bowman



Figure 16 Dining room, 1 September 2022, Ian Bowman



Figure 17 Stair, 1 September 2022, Ian Bowman



Figure 18 Corridor, 1 September 2022, Ian Bowman



Figure 19 Bedroom, 1 September 2022, Ian Bowman



Figure 20 View from Brougham Street, 1 September 2022, Ian Bowman



Figure 21 View from Armour Avenue, 1 September 2022, Ian Bowman