

Michael Kelly - Supplementary Evidence, Stream 3 Hearings

Historic Places Wellington

Wellington's Character Charitable Trust

1. This evidence is supplementary to the evidence provided by Amanda Mulligan and me on behalf of Wellington Heritage Professionals. My qualifications and Code of Conduct declaration are provided in that evidence.

Additional proposed heritage buildings

2. Historic Places Wellington (submission 182) has proposed that the following buildings be added to the schedule of heritage buildings in SCHED1 of the Proposed District Plan.
 - a. Wilkinson holiday flats, 5-7 & 9-11 Grass St, Oriental Bay
 - b. Newman House, 15 & 17 Hawkestone St, Thorndon
 - c. Samuel Brown House, 22 Hanson St, Mt Cook
 - d. Burns Upholsterer, 47-49 Martin Square, Te Aro
 - e. Coffey House, 230 Oriental Parade
3. I was engaged by Historic Places Wellington to undertake historical research and heritage evaluation for the buildings listed above. The information that I prepared was attached to Historic Places Wellington's submission, and is reattached to this paper for convenience.
4. I confirm that this material was prepared by me and contains my findings and professional opinion for the buildings that I reviewed and researched. The information is compiled in the format required by the Wellington City Council's form "Nomination of a historic heritage place for evaluation", which is intended to alert the Council to the presence of a site that could be appropriate for heritage listing.
5. I agree with Dr Moira Smith that the five buildings I have researched are good candidates for further research and evaluation. I support them being included in the Council's database of nominations for detailed heritage evaluation.
6. Subject to further research and detailed heritage evaluation, I consider that the nominated buildings could meet the criteria for heritage listing under Policy 21 of the Regional Policy Statement.

Hay Street

7. Wellington's Character Charitable Trust (submission 233) would like SCHED3 amended to include a heritage area for Hay Street in Oriental Bay.

8. Together with landscape architect Sarah Poff, I prepared a report that assessed the heritage values of Hay Street and its environs in 2021. I agree with Dr Smith that further research could be carried out, particularly on individual properties within the area. I hold additional information that could assist with that investigation. I also agree with her suggestion that the area is reduced slightly, to omit Bayview Terrace and some properties along Oriental Parade.

9. I note the section 42A Report's recommendation (HS3-Rec308) for there to be conferencing between myself and Dr Smith to assist in the identification of the extent of a potential heritage area in Hay Street, and confirm I am available to attend such conferencing.

Nomination of a historic heritage place for evaluation

1. Your contact details

Tell us how we can contact you.

Name:	Felicity Wong
Organisation (if on behalf of an organisation):	Historic Places Wellington
Postal address (for correspondence):	21 Hay Street, Oriental Bay
Telephone number:	0212410441
Email:	felicity_wong@icloud.com

2. Location

Where is the place you are nominating for evaluation?	Oriental Bay
Name of property or place (if applicable):	
Property address (include street number, street name, suburb and town or city).	5-7, 9-11 Grass Street, Oriental Bay, Wellington
NZTM grid reference or legal description:	
Legal description (if known):	Lot 5 DP 8869
New Zealand Archaeological Association site record number (if known/applicable):	
New Zealand Historic Places Trust registration number (if known/applicable):	

3. Owner/occupier

Do you know who owns and/or occupies the place?

Is the property:	(yes/ no/ don't know)
• Privately owned	Yes
• Publicly owned	

Name of owner(s):	Harbour Haven Limited
Postal address (for correspondence):	
Telephone number (if known):	

4. Heritage features

Tell us what the main components or features of the place are.

- (yes/ no/ don't know)
- Building or structure Yes
 - Archaeological site
 - Place of significance to mana whenua
 - Garden, trees or planting/s
 - Group of inter-related places
 - Other

5. History

Include any information that you know of the history of the place. The more information you can provide the better. Attach further information if you have any.

These two storey flats were built by the Wilkinson family, nursery owners who owned land in the area around Grass Street in Oriental Bay. The original Wilkinson (David Norman Wilkinson) arrived with his wife Isabella and family in Wellington in 1841. He established what became famous tea gardens on Town Acres 423-426 in 1850.

The gardens were hugely popular, especially on weekends. The Wilkinsons offered refreshments and food as well as plants for sale. The enterprise was an institution. It ran until the late 1910s and the last of the garden's buildings were removed in 1923, possibly to make way for the building of these flats.

In March 1923, the estate of David Norman Wilkinson II (under the name of his son, also David) sought tenders to build what were described as 'tenement buildings' on land that had been occupied by the nursery. The architect was Thomas Turnbull and Son (William Turnbull).¹ The successful tenderer was builder John Baird at a price of £10,900.² The land was right next door to the Wilkinson house, located at 13 Grass Street, and part of a subdivision.

The houses were owned by the estate of David Wilkinson and leased out to various tenants. There were eight flats in all, one on each floor of the buildings, which were each separated in two by a party wall. In 1937, for reasons that are not clear, both properties were sold to the Guardian Trust and Executors. The flats at 5-7 Grass Street were retained by the company until 1970. Over that period numerous tenants occupied the eight flats, which were numbered 5, 5a, 7, 7a, 9, 9a, 11 and 11a. Although there was a steady turnover of occupants, there were some long-standing early tenants. These included Norman Aitken, a bookseller and his wife Thelma (5), an elocution and drama tutor (1923-1936), Valentine Jones (7 & 7a), chemist (1930s and 40s) and John Skoglund (11), a clerk (late 1930s-50s).

In 1968, separate certificates of title were issued for the two properties and, in 1970, 5-7 was bought by Harbour Haven Limited. The company has owned the property ever since, with the shareholders being, for the most part, the occupants of the building. Arguably the most

¹ *Evening Post*, 20 March 1923, p.12

² 5-7a, 9-11a Grass Street [5, 5a, 7, 7a, 9, 9a, 11, 11a Grass Street], flats, A1791, 17 August 1923, Wellington City Archives

prominent occupants were Ann Mallinson and David Rendel at 5a, who formed the highly successful Mallinson Rendel Publishers in 1980, most famous for publishing Lynley Dodd's Hairy McLairy series. The firm was sold in 2009, but a number of its books remain in print under the Penguin imprint.

In 1971, 9-11 Grass Street was sold by the Guardian Trust and Executors to Eleftheria and George Pappafloratos, who, with Elisabeth Petsakos (since 2003), remain the owners of the building. It has been rental accommodation all its life.

The most conspicuous change to the houses, apart from internal modernising, was the removal of the gardens and walls in the front of the houses (an original feature) and their replacement with sealed car parks. This took place, in the case of 5-7, about 2007 and in 2009 for 9-11. This may have been linked to a WCC parking requirement for rental accommodation. Otherwise, externally, the buildings appear to be largely intact.

6. Description

Describe the place and its setting, including any changes that have taken place. The more information you can provide the better. Attach further information if you have any.

These two buildings are largely identical, semi-detached, two-storey flats in a bungalow style. Both flats have a party wall down the middle, presumably made of brick, but this is set back from the front wall of the flats. The ground floors have masonry walls while the upper storey is timber clad (lapped weatherboards) with a splay over the top of the masonry. The shallow, hipped roofs are clad with corrugated steel.

The main elevation of each building is highlighted by three main features. One is the arcade of masonry arches and columns that front the four flat entrances. Second is the set bay windows, one on each floor at either end of the building, which are adorned by an array of coloured glass along with casements and fanlights divided into narrow panes by mullions and transoms. The projections are supported, in part, on curved brackets. The third is the enclosed sun-rooms above the entrance, with its arched window frames fixed in front of square sashes divided into small panes. The timber arches deliberately mimic the arches beneath. The windows on other elevations are mostly casements and fanlights, some with a small decorative canopy.

The flats sit behind paved parking areas that replaced what were gardens. Both buildings appear to have landscaped backyards.

7. Threats

Is the place at risk? Tell us about any immediate threat/s to the place that you know of.

None known.

8. Significance

Tell us why you think the place is significant. Who is it significant to?

It is helpful if you can include any supporting information that helps to show us why a place is significant or important to you or the group that you represent.

These purpose-built semi-detached flats are idiosyncratic and highly-mannered inter-war buildings. Identical in design and still largely the same externally, they are highly unusual in Wellington and the most distinctive buildings on Grass Street. The principal façades are decorative and playful designs, showing an inventive use of the Bungalow style in the treatment of the fenestration and upper storey.

The flats have some historic significance for their association with former occupants of 5a, David Rendel and Ann Mallinson of publishing company Mallinson Rendel. Otherwise, the flats have provided nearly 100 years of accommodation for a wide range of occupants.

9. Further information

It would be helpful if you could provide the following information:

- Map – a printed or drawn map showing the location and extent of the place or area you are nominating
- Photographs – recent photograph/s, preferably in digital electronic format
- Supporting documentary material – such as research reports, newspaper articles, historic maps/plans, a conservation plan or heritage assessment or historic photographs and illustrations

Note: Photographs, plans or information submitted will be kept for our records and will not be returned. Provide digital copies rather than the originals.



WCC GIS



5-7 & 9-11 Grass Street, 1978. (Charles Fearnley Collection, 50003-976, Wellington City Libraries)

Nomination of a historic heritage place for evaluation

1. Your contact details

Tell us how we can contact you.

Name:	Felicity Wong
Organisation (if on behalf of an organisation):	Historic Places Wellington
Postal address (for correspondence):	21 Hay Street, Oriental Bay
Telephone number:	0212410441
Email:	felicity_wong@icloud.com

2. Location

Where is the place you are nominating for evaluation?	Thorndon, Wellington
Name of property or place (if applicable):	
Property address (include street number, street name, suburb and town or city).	15-17 Hawkestone Street, Thorndon, Wellington
NZTM grid reference or legal description:	
Legal description (if known):	PT Sec 563 Town of Wellington
New Zealand Archaeological Association site record number (if known/applicable):	
New Zealand Historic Places Trust registration number (if known/applicable):	

3. Owner/occupier

Do you know who owns and/or occupies the place?

Is the property:	(yes/ no/ don't know)
• Privately owned	Yes
• Publicly owned	

Name of owner(s):	Raymond Ka Man Fong, Vicky Wing Yee Fong
Postal address (for correspondence):	
Telephone number (if known):	

4. Heritage features

Tell us what the main components or features of the place are.

- (yes/ no/ don't know)
- Building or structure Yes
 - Archaeological site
 - Place of significance to mana whenua
 - Garden, trees or planting/s
 - Group of inter-related places
 - Other

5. History

Include any information that you know of the history of the place. The more information you can provide the better. Attach further information if you have any.

The two houses at 15-17 Hawkestone Street occupy the northern portion of what was Town Acre 563. It was originally purchased by J T Leader, a British MP, in 1840. The Crown Grant for the acre was issued to politician and businessman George Hart in 1852. He was the first Speaker of the Wellington Provincial Council.

In 1862, Hart sold 929m² (about a quarter of the town acre) to builder John McLaggan (1803-1886). There is a deed from 1862 which records that McLaggan used the Hawkestone Street land and other properties he owned as security for a loan to fulfil a contract for the construction of Queens Wharf.

McLaggan arrived in Wellington on the *Bengal Merchant* in February 1840. He established a building and contracting business which he conducted in the city for almost 40 years. He was also an undertaker. He was the original builder of Old St Paul's on Mulgrave Street, which was completed in 1866. Wellington City Council rate books from the 1860s show that he had two reasonably substantial houses on his property that he rented out.¹

McLaggan brought his land immediately under the Land Transfer Act following its passing in 1870. In 1877, he sold a nearly square section of land (531m²) abutting Hawkestone Street to Charles Thomas Batkin (1822-1903). Batkin was a civil servant who arrived in New Plymouth in 1849. He initially worked as a teacher before becoming (in 1853) private secretary to the Taranaki Superintendent and provincial clerk and storekeeper. In 1859, he moved to Auckland to become chief clerk to the colonial secretary. He moved with the central government to Wellington in 1865 and rose through the ranks to become secretary to the Treasury in 1873 and finally assistant controller and auditor-general in 1878. He retired in 1890. In 1903, widowed and in poor health, he shot himself dead at his home in Salamanca Road.²

It was Batkin who built the two Hawkestone Street houses. He advertised for builders to submit tenders for the construction of two houses in May 1878.³ No architect appears to have been

¹ In 1863, the houses had a rateable value of £250 and £300 respectively. See Thorndon Rate Book, 1863, Wellington City Archives

² *Evening Post*, 14 August 1903, p.4

³ *Evening Post*, 7 May 1878, p.3

involved in the tender process and the houses may not even have been designed by an architect. The houses were certainly in place by the following year because in April 1879 rate books show two new houses on town acre 563 valued at £90 apiece. Construction was therefore completed in late 1878 or early 1879.

Although large dwellings, they were something of a sham, with a carefully composed and elegant front façade, complete with quoins, but corrugated iron-clad sides, in keeping with the practice of the day. As built, the two houses were largely identical but historic photographs show that at some time before the end of the 19th century the ground floor bay windows on 15 Hawkestone Street were extended up to the second floor. This remains the primary physical difference between the two houses.

Batkin retained ownership of 15 Hawkestone Street and lived in the house until 1892 when he sold it to Herbert Williams, a Wellington merchant. After a series of transfers, the house was bought in 1900 by Llewellyn Smith, a surveyor from Gisborne, who transferred to Wellington to become chief draughtsman for the Lands Department. He and his family lived in a large house next door (later 9-11 Hawkestone Street) and rented the house out. The house remained in the hands of the wider Smith family for decades. Smith died in 1920, his widow Emily died in 1922 and the house ended up in the hands of his unmarried sister Kathleen. After her death in 1952, Llewellyn Smith's daughter, Violet Earp-Thomas, inherited the house. Finally, in 1956, she sold it to Winifred Grey. For some of this period, the house was run as a boarding house. Winifred Grey remained the owner until her death in 1980.⁴

Number 17 was sold on completion to Albert Kingcome Newman (1849-1924), a pastoralist, doctor, merchant and politician. Born in Madras, he was part of land-owning family in Hawkes Bay, studied medicine in London and then, after briefly practising, he became a general merchant. He married Octavia Featherson, daughter of Isaac Featherston, former superintendent of Wellington province, in 1879. He took a great interest in ethnology and became a politician, serving as a Member of Parliament and on the Wellington City Council. A man with a wide range of interests, he left a huge impact on Wellington civic, sporting and social life.⁵

The Newmans lived in the house until 1895, when he sold it to James Williams, ship owner, who sold it to Harston Heywood, a civil servant, in 1900. In 1904, the house was bought by the aforementioned Llewellyn Smith and the house, like 15, remained in the Smith family until it was sold by Violet Earp-Smith to Kathleen O'Brian in 1955. Again, the house was run as a boarding house for much of this time. The house was transferred to John O'Brian, a builder, in 1970 and the following year he sold it to Patrick Clarke, a contractor, and Kathleen his wife. After Patrick Clarke died in 1975, his widow sold the house back to John O'Brian.⁶

In 1980, both houses were purchased by the Dominion Federation of New Zealand Country Women's Institute in 1980. In 1981, the Institute was granted planning consent to construct a two-storey building over ground floor carparking to provide for office and transient accommodation but this consent was never implemented. Six years later approval was sought for an eleven-storey office tower above basement carparking, but this application was declined. An appeal was lodged but not prosecuted. In 1989, the Institute on-sold both properties to medical

⁴ See CT WN20/111, LINZ

⁵ John Stenhouse. 'Newman, Alfred Kingcome', Dictionary of New Zealand Biography, first published in 1996. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/3n4/newman-alfred-kingcome> (accessed 5 December 2021)

⁶ See CT WN19/28, LINZ

practitioner Raymond Ka Man Fong and his wife Vicky Wing Yee Fong. They remain the owners and rent the houses out. The houses have not been repaired in recent years.

In the period before and after the Fongs took over the houses, both were associated with the expansion of the New Zealand film scene. It was reported that 'filmmaker Peter Jackson used the property during pre-production and set design for his 1989 film *Meet the Feebles*. Whale Rider filmmaker Niki Caro was a tenant at one point. Actors Cliff Curtis and Marton Csokas used to live next door at number 15.'⁷

Some of this history is taken from:

'The Sad Sisters of Hawkestone Street', *Newsletter of the Thorndon Society Inc.*, Newsletter 182, April 2021 (courtesy of Brett McKay)

6. Description

Describe the place and its setting, including any changes that have taken place. The more information you can provide the better. Attach further information if you have any.

Situated on rectangular sections with generous rear yards, these two houses are relatively substantial Victorian dwellings, largely identical externally except for the double-height bay window on the front of no.15 (the counterpart on no.17 is only single storey) and the different arrangements of single-storey extensions to the rears.

The houses have timber weatherboard cladding on the front and rear and corrugated iron clad side elevations. The windows are double-hung sashes, although no.17 reveals that they were arched on the upper storey. There are quoins on the front elevation corners but these do not extend around the corner to the side elevations as they traditionally would.

The roof is hipped and clad in corrugated iron. There is one central chimney on both houses. A central entrance way / covered porch feeds both houses. A grassed right of way runs alongside the western side of no.17.

The interior was not inspected.

7. Threats

Is the place at risk? Tell us about any immediate threat/s to the place that you know of.

No.17 is presently on the market. Both houses must have very high development potential.

8. Significance

Tell us why you think the place is significant. Who is it significant to?

It is helpful if you can include any supporting information that helps to show us why a place is significant or important to you or the group that you represent.

These houses are rare examples of large 19th century merchant's houses that have survived on the eastern side of the Wellington Urban Motorway. With the exception of the area around the

⁷ *Dominion Post*, 4 February 2021

eastern end of Molesworth Street and wider Hobson Street, most houses have gone from this area of Thorndon, largely due to the expansion of the government centre. Their survival is more remarkable for the fact that they are so close to Molesworth Street, where significant commercial development has taken place since the 1960s. The houses are, despite their poor condition, remarkably authentic buildings and very much redolent of their 19th century origins.

The houses have some historic significance for their association with their builder, Charles Batkin, a notable early public servant. The houses have significance too for the association with the New Zealand film industry during the 1980s and 90s and for the remarkably long time they have been rented out.

9. Further information

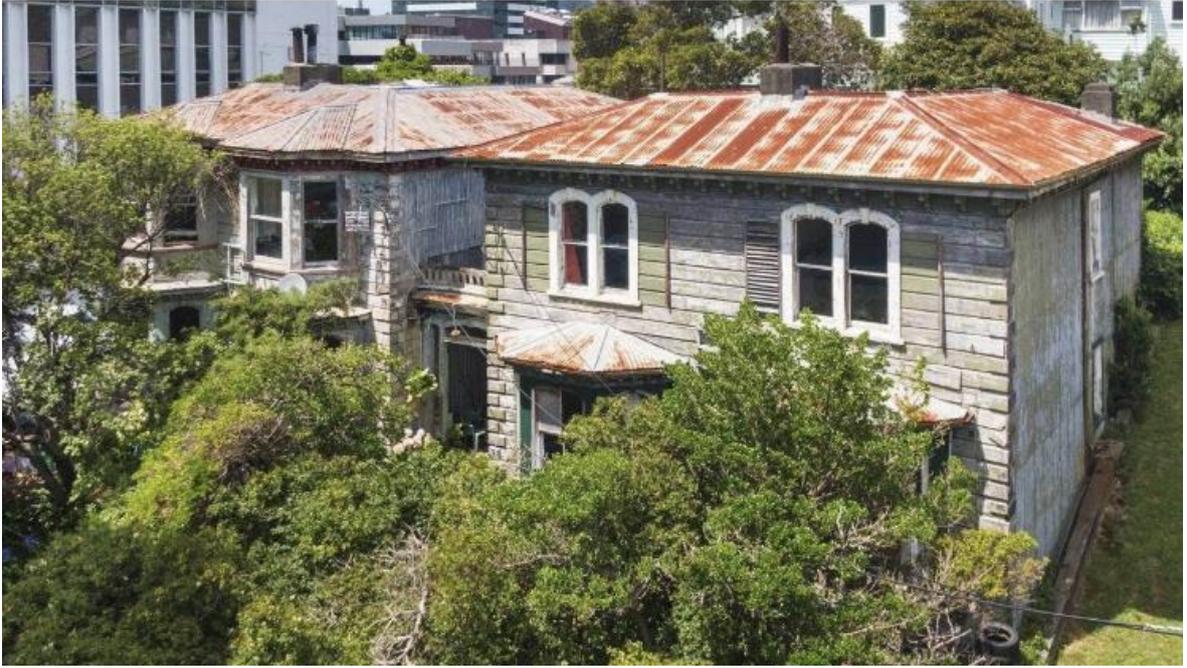
It would be helpful if you could provide the following information:

- Map – a printed or drawn map showing the location and extent of the place or area you are nominating
- Photographs – recent photograph/s, preferably in digital electronic format
- Supporting documentary material – such as research reports, newspaper articles, historic maps/plans, a conservation plan or heritage assessment or historic photographs and illustrations

Note: Photographs, plans or information submitted will be kept for our records and will not be returned. Provide digital copies rather than the originals.



WCC GIS



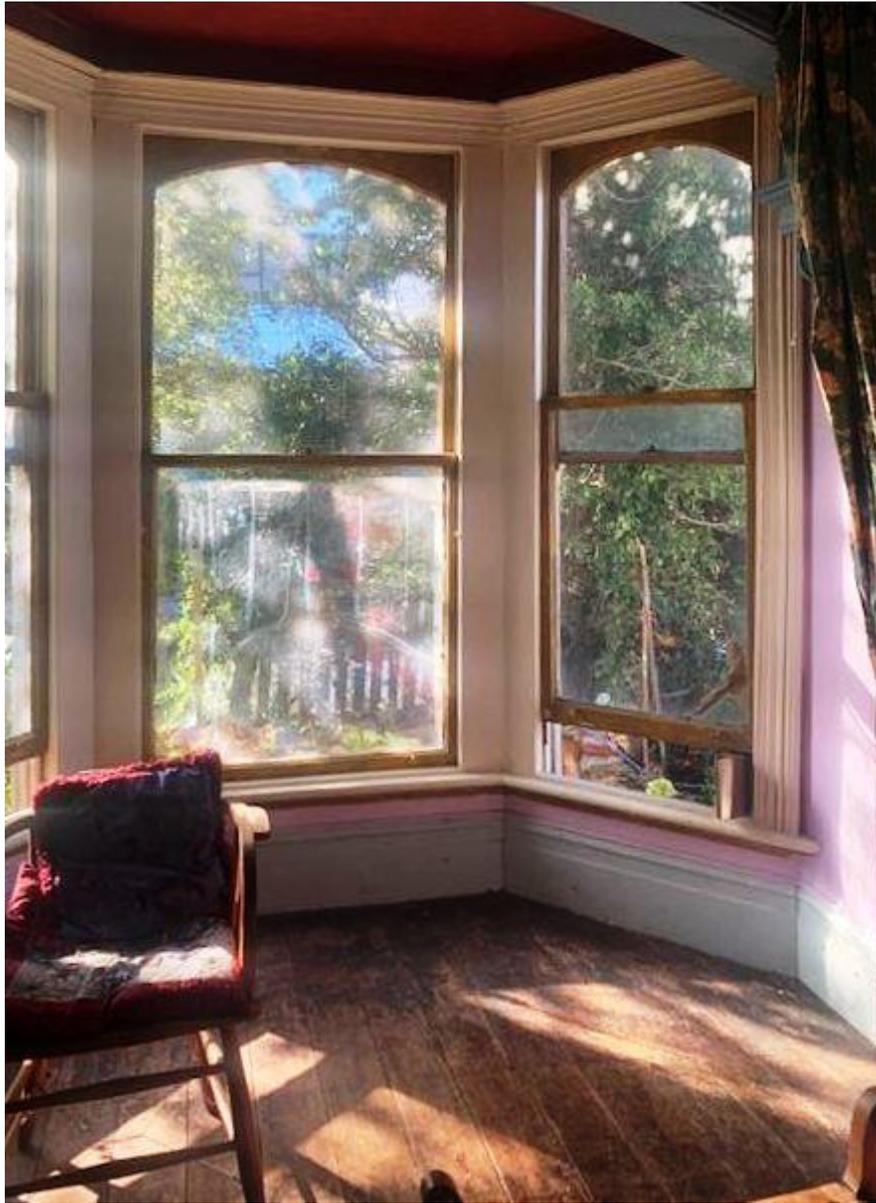
Courtesy of Tommy's Real Estate / Stuff



Courtesy of Tommy's Real Estate / Stuff



Ground floor, rear of 17 Hawkestone Street. (Felicity Wong)



Bay window, 17 Hawkestone Street (Felicity Wong)



Fireplace, 17 Hawkestone Street (Felicity Wong)



Bay window, 17 Hawkestone Street (Felicity Wong)



Bay window, 17 Hawkestone Street (Felicity Wong)

Nomination of a historic heritage place for evaluation

1. Your contact details

Tell us how we can contact you.

Name:	Felicity Wong
Organisation (if on behalf of an organisation):	Historic Places Wellington
Postal address (for correspondence):	21 Hay Street, Oriental Bay
Telephone number:	0212410441
Email:	felicity_wong@icloud.com

2. Location

Where is the place you are nominating for evaluation?	Mt Cook, Wellington
Name of property or place (if applicable):	House
Property address (include street number, street name, suburb and town or city). If the place has no street address please provide	22 Hanson Street, Mt Cook, Wellington
NZTM grid reference or legal description:	
Legal description (if known):	Lot 3 DP 60613
New Zealand Archaeological Association site record number (if known/applicable):	N/A
Heritage New Zealand Pouhere Taonga listing number (if known/applicable):	N/A

3. Owner/occupier

Do you know who owns and/or occupies the place?

Is the property:	(yes/ no/ don't know)
• Privately owned	Yes
• Publicly owned	

Name of owner(s):	Blue Key Properties Limited
Postal address (for correspondence):	
Telephone number (if known):	

4. Heritage features

Tell us what the main components or features of the place are.

- (yes/ no/ don't know)
- Building or structure Yes
 - Archaeological site
 - Place of significance to mana whenua
 - Garden, trees or planting/s
 - Group of inter-related places
 - Other

5. History

Include any information that you know of the history of the place. The more information you can provide the better. Attach further information if you have any.

This house was constructed about 1880 for politician and merchant Samuel Brown. The land, then sections 6-9 of Town Acre 75, was purchased in 1879 by Emily Brown, wife of Samuel Brown (1845-1909).¹ In 1880, rate books reveal a sudden jump in the rateable value of the land commensurate with the construction of a substantial house.² That rateable value remained constant for the rest of the century. The architect is not known. By 1891, the boundary of the property containing the house had been reduced to almost exactly the same extent it is today, although it formed part of a wider property (see below).

Samuel Brown was a prominent Wellingtonian. He was born in Ireland and arrived in New Zealand, in 1862, at the age of 17. He first settled at Invercargill, where he set up in business as a contractor. He moved to Wellington in 1864 and set up in business as a coal merchant, which grew to become a successful enterprise. He also kept his hand in contracting, constructing tunnels on the Wellington-Manawatu railway and portions of the Midland and Westland railways. He was involved in the design of, among many things, Wellington's first tramway and the city destructor. He married Emily Pain in 1872 and they had five children. Brown took a keen interest in local politics; he was Mayor of Wellington (1887-1888) and sat on the council for a number of years. He was a member of the Harbour Board and of the Wellington College Board of Governors and was elected to the Arbitration Court.³

Samuel Brown died in 1909 and Emily Brown continued to occupy the property, along with her eldest son Stanley, who took taken over his father's business. In 1914, Stanley died from a brain haemorrhage after falling during a game of tennis. Emily Brown left the house in 1920 and after attempting to sell it (advertisements described it as an 11-room dwelling), she rented the house out. The first occupants were John and Margaret Hill.⁴ Emily Brown died in 1930 and soon after, one of her other sons, Albert, who inherited the property, sold it to a syndicate of five people

¹ CT 18/49, Land Information New Zealand, Wellington. It was once very common for houses to placed put in a wife's name.

² Cook Ward Rate Books, 1879-80, 1880-81, Wellington City Archives. The rateable value jumped from £8 to £70. The assessment was based on the amount the property could be let for from year to year, with certain deductions.

³ See obituary in *New Zealand Times*, 14 August 1909, p.5

⁴ *Evening Post*, 7 January 1921, p.1

which included, it would appear, the remaining sons and daughters (or widows) of Emily and Samuel Brown.⁵ None of them lived in the house.

Three of these shares were quickly sold to daughter Lillias O'Shea and her husband John, Wellington City Solicitor for 40 years. By 1934, sections 6 and 7 were owned outright by John O'Shea.⁶ He sold his share to Bonds Hosiery Mills in 1940, at about the same time the company built its Wellington factory next door. Bonds was founded in Australia in 1915 by American George Bond, whose business went on to become the biggest hosiery manufacturer in the British Empire. It expanded to New Zealand in 1924. The New Zealand branch was eventually bought out. Bonds converted the house into three flats in 1943⁷ presumably as accommodation for its workers. (In the mid-1960s one of the flats was occupied by a hosiery knitter.) Bonds sold the house to softgood manufacturers Taylor and Renouf, later Renouf Industries and then Renouf Properties, the firm most closely associated with Sir Frank Renouf, merchant banker and property developer. A subdivision involving 22 Hanson Street and 181-183 Tasman Street (plus a boundary realignment with 18-20 Hanson Street) was undertaken by the company in 1986.

The house was then bought by art dealer Lindsay Park in 1987. Michael McCombie purchased the property in 1993 and he sold it to John Hudson and Miranda Walker.⁸ It is presently owned by Blue Key Properties and remains in three flats to this day. It was repiled in 2013.

6. Description

Describe the place and its setting, including any changes that have taken place. The more information you can provide the better. Attach further information if you have any.

This two storey Victorian villa sits above the road. Timber framed and clad with rusticated weatherboards, it has a corrugated steel roof and a deep verandah on the ground floor. The verandah is enclosed with a bay window at the south end and a fixed, multi-pane window at the north end. There is a cast iron valance inserted within a timber frame above the verandah posts, a most unusual feature domestically. The balcony above is also partially enclosed, which may have been a later alteration. The windows are, mostly, arched double-hung sashes, with the top of each arch picked out by an eave bracket. Regularly arranged quoins feature on the corners of the main elevation.

The front boundary is marked by a masonry wall. An aperture in the wall, which leads to an access staircase, is framed with vermiculated quoins – presumably pre-cast in cement plaster. The wall is lined out to resemble masonry. Above that is a row of vermiculated plaster casts that separate the bulk of the wall from an extension that is surmounted by a cast iron railing.

There are single storey extensions to the rear of the house of an uncertain age. An earlier, single storey lean-to that appears in the Ward Map of 1891, has long gone.

⁵ CT 18/49, LINZ

⁶ Ibid.

⁷ WCC Permit (no. not listed), Wellington City Archives

⁸ CT 31D/105, LINZ. The section number seems to have been changed to Lot 3 from Lots 6/7.

7. Threats

Is the place at risk? Tell us about any immediate threat/s to the place that you know of.

None known. However, it is tenanted, which poses a certain level of risk to heritage fabric and it is in an area that is coming under development pressure.

8. Significance

Tell us why you think the place is significant. Who is it significant to?

It is helpful if you can include any supporting information that helps to show us why a place is significant or important to you or the group that you represent.

This house is a place of considerable historic significance, for its considerable age and for its association with several important owners. It was built for Samuel Brown, a prominent engineer and Mayor of Wellington for two years. During his career he made a notable contribution to Wellington city and region through the many public works he help design and construct. The house is also associated with Brown's son-in-law John O'Shea, City Solicitor for 40 years, the once prominent firm of Bonds Hosiery, and well-known merchant banker Frank Renouf, through his company Renouf Properties. It has housed generations of tenants.

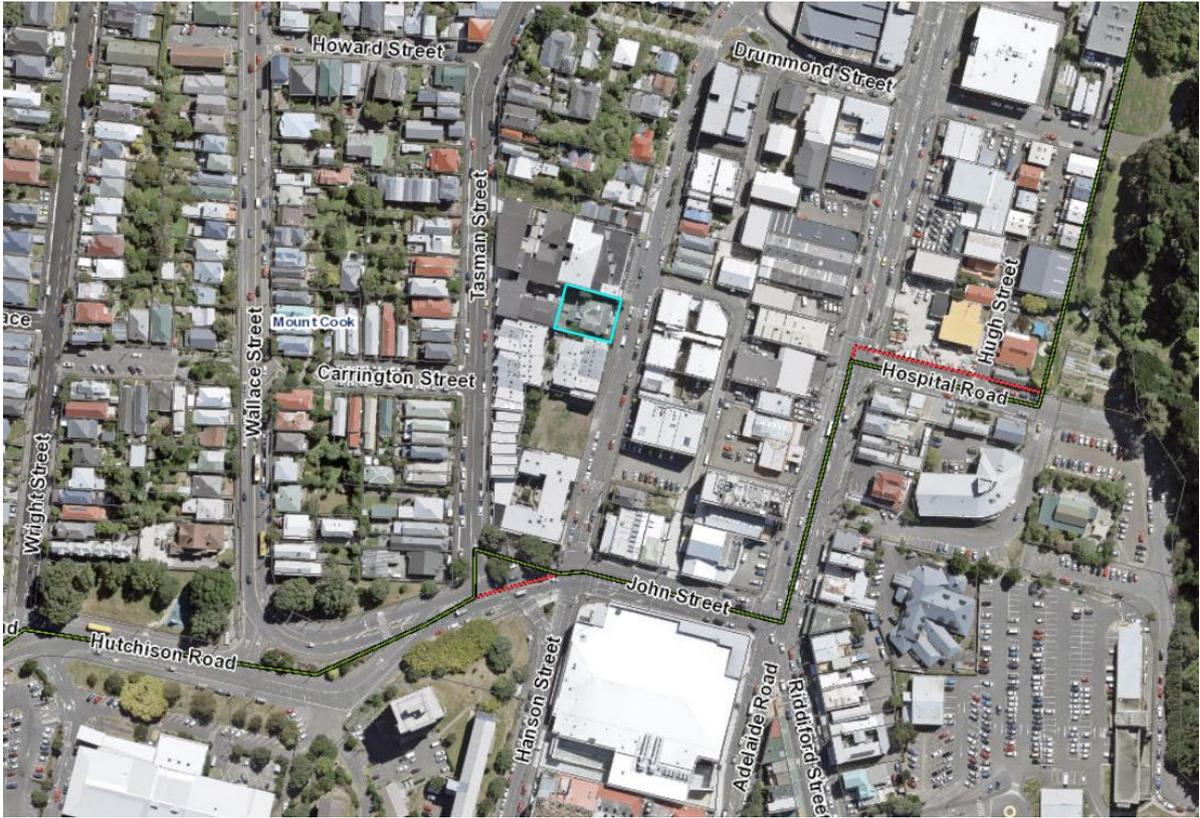
The house is of architectural value. It is a handsome two storey Victorian villa, and although sited above the road, has townscape value for its contribution to the street. Of particular interest is the ornate cast iron decoration and a central balcony porch. The property's wall and fence are also decorative and rare features, particularly the gate and stair arrangement behind the wall. The house is also relatively old, having been built in 1880. It is one of a handful of mid-Victorian dwellings in the immediate area.

9. Further information

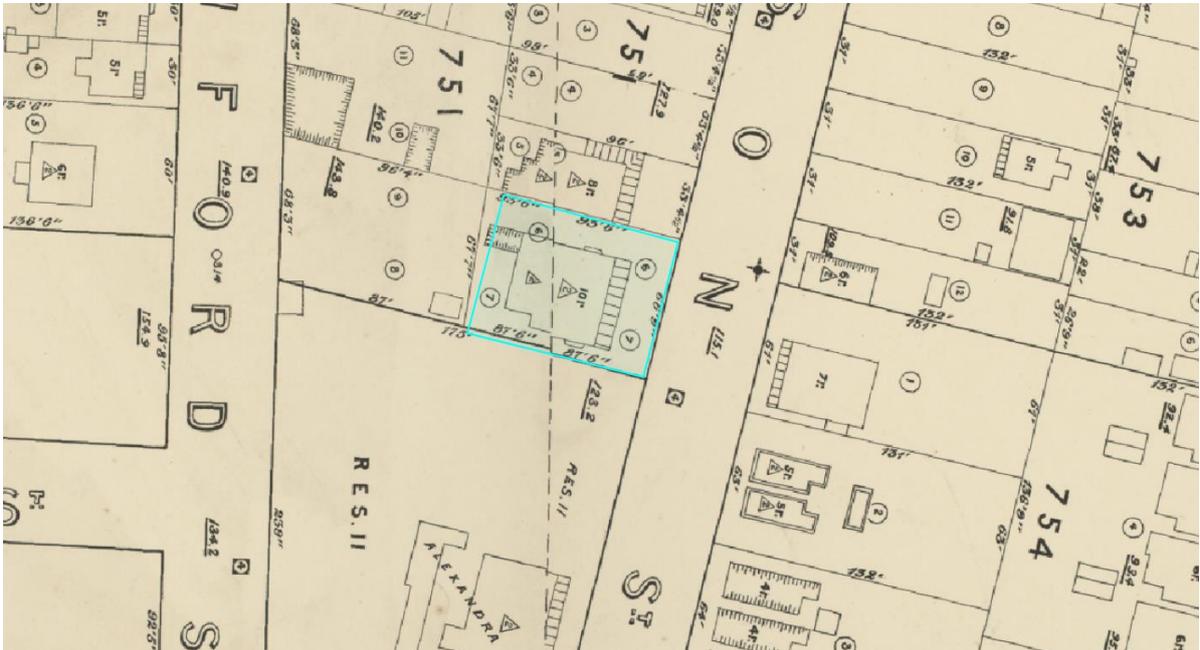
It would be helpful if you could provide the following information:

- Map – a printed or drawn map showing the location and extent of the place or area you are nominating
- Photographs – recent photograph/s, preferably in digital electronic format
- Supporting documentary material – such as research reports, newspaper articles, historic maps/plans, a conservation plan or heritage assessment or historic photographs and illustrations

Note: Photographs, plans or information submitted will be kept for our records and will not be returned. Provide digital copies rather than the originals.



WCC GIS



Ward Map, 1891 (Courtesy of WCC)

Nomination of a historic heritage place for evaluation

1. Your contact details

Tell us how we can contact you.

Name:	Felicity Wong
Organisation (if on behalf of an organisation):	Historic Places Wellington
Postal address (for correspondence):	
Telephone number:	
Email:	

2. Location

Where is the place you are nominating for evaluation?	Te Aro
Name of property or place (if applicable):	Burns Upholsterer
Property address (include street number, street name, suburb and town or city).	47-49 Martin Square
NZTM grid reference or legal description:	
Legal description (if known):	Lot 34 DP 69
New Zealand Archaeological Association site record number (if known/applicable):	
New Zealand Historic Places Trust registration number (if known/applicable):	

3. Owner/occupier

Do you know who owns and/or occupies the place?

Is the property:	(yes/ no/ don't know)
• Privately owned	Yes
• Publicly owned	

Name of owner(s):	47 Martin Square Ltd
Postal address (for correspondence):	
Telephone number (if known):	

4. Heritage features

Tell us what the main components or features of the place are.

- (yes/ no/ don't know)
- Building or structure Yes
 - Archaeological site
 - Place of significance to mana whenua
 - Garden, trees or planting/s
 - Group of inter-related places
 - Other

5. History

Include any information that you know of the history of the place. The more information you can provide the better. Attach further information if you have any.

These semi-detached dwellings were built, most likely in 1878, on Lot 34, Town Acre 227, by Sven Bengtsen (1850-1897), a cabinetmaker, and Christian Jensen, a carpenter, as part of a subdivision of several town acres off Taranaki Street that bore the name of Martin Square. The property has not changed in extent since and it retains the same certificate of title.

The square was named after Irish-born John Martin (1822-1892), a self-made man who started life in Wellington upon his arrival in 1841 as a pick and shovel hand and became a highly successful land owner and speculator. He made his money on the Otago Goldfields supplying miners and transporting gold. He arrived back in Wellington in 1862 and spent his significant profits on land speculation. He later bought large tracts of the Wairarapa and founded the town of Martinborough.¹ Martin bought Town Acre 227 and others adjacent from Elizabeth Barrett, who was married to John Barrett.² Both were also early immigrants. Martin subdivided adjacent acres (228 and 229) in 1874 and it seems he had the square laid out at that time. The name of the square was in use by 1877, the year he began subdividing Town Acre 227.³

Messrs Bengtsen and Jensen were part of contingent of Swedish émigrés who bought land off Martin in the same area. Although some of them remained in Wellington, many moved on as part of a Scandinavian exodus to the Tararua district. There is no record of when the houses were built, but given that a mortgage was taken out at the time the pair bought the property in October 1878,⁴ it would seem likely the house was erected at that time, most likely by Bengtsen and Jansen themselves.

Neither Bengtsen or Jensen lived at Martin Square, but it's not clear who lived in the houses early in their history because of the lack of street numbering. The first clear record of occupancy comes in 1902 when the two houses were occupied by George Avery (47) and George Matthews (49). Stephen Avery, a plasterer, is listed at no.47 in 1906, and 49 is occupied by Ann Walsh. There was

¹ Roberta Nicholls. 'Martin, John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2m35/martin-john> (accessed 7 December 2021)

² Deeds Index - Wellington Town Acre - Folio 1 to Folio 355, Town Acre 227, Archives New Zealand

³ CT WN11/14, LINZ

⁴ CT WN15/90, LINZ

a regular turnover of occupants after this, with the longest-standing being William McCutcheon, a blacksmith, who lived at 47 in the second half of the 1910s.⁵

The first change in ownership came in 1884, when Bengtsen sold his share to Jansen. He retained ownership of the house until 1893, when it was sold to Robert Carpenter, a painting contractor.⁶ Carpenter died in 1917 and there is no evidence he occupied either house. In 1921, the Public Trust sold the property to Patrick McGuire, a labourer or bricklayer.⁷ He took over occupation of no.47. No.49 was occupied by Annie Edwards. McGuire owned the property (and occupied no.47) until his death in 1949 at the age of 96. For much of this period, no.49 was occupied by Peter Cumming, a labourer.⁸ The property was sold by John McGuire (a relative of some sort) to Ronald Tomkins, a photographer, the same year.

In 1955, the property was sold to Oak Jewellers Ltd. It remained rented out, but at some point the property was taken over by upholsterer Patrick Burns and his wife Myra, who established their business in 1957. They subsequently bought the property in 1981.⁹ In 1970, no.49 was identified as sub-standard by the Wellington City Council,¹⁰ which may have prompted its conversion to a new use. Burns Upholsterers combined both houses into one workshop. When Patrick Burns died in 2021, the property was sold by his sons David and Brendan to 47 Martin Square Ltd.¹¹ It remains the home of Burns Upholstery to this day, with David Burns the proprietor.

6. Description

Describe the place and its setting, including any changes that have taken place. The more information you can provide the better. Attach further information if you have any.

The building is a two-storey, twin-gabled, semi-detached timber dwelling, symmetrical around its main elevation, which faces west. The west and north walls are clad with manufactured fibre cement (asbestos) lining over rusticated weatherboards. The remainder of the walls are rusticated weatherboards. The roof is corrugated iron of some vintage, hipped at the rear.

There is no brick party wall visible above the roofline, which suggests the partition is timber only. A formal set of steps leads to two separate doors (for the two houses). The windows on the main elevation are double-hung sashes, a tripartite grouping on the ground floor and two arched windows on the upper storey. There is another double-hung sash window on the north elevation. There are various mono-pitched lean-tos at the rear, most of which were either original or built early in the houses' history; they were in place by 1891.¹² At this point, both houses contained seven rooms. The current configuration is not known. There is also an outbuilding to the rear of the property.

The building is abutted by mostly modern light industrial buildings to the north. Directly to the east is Mt Cook School, while there a transformer occupies the property on its south side. Beyond that is Pukeahu.

⁵ See *Wises New Zealand Post Office Directory, 1890-1920*

⁶ CT WN15/90, LINZ

⁷ Ibid.

⁸ See *Wises New Zealand Post Office Directory, 1920-1955*

⁹ CT WN15/90, LINZ

¹⁰ 'Substandard dwellings', Record no.4043, 8 January 1970, Wellington City Archives (WCA)

¹¹ CT WN15/90, LINZ

¹² See Ward Map, 1891, WCA

Note that the building was inspected from the street. Not interior inspection was undertaken.

7. Threats

Is the place at risk? Tell us about any immediate threat/s to the place that you know of.

The building is an area changing rapidly. It is (or will come) under great development pressure.

8. Significance

Tell us why you think the place is significant. Who is it significant to?

It is helpful if you can include any supporting information that helps to show us why a place is significant or important to you or the group that you represent.

This building is significant for being a rare, surviving example of a domestic residence in Te Aro. It is one of only two houses surviving in Martin Square, which used to be a working-class enclave. The house is a reminder of the square's original appearance. The house is arguably most significant, historically, for its association with Burns' Upholstery, which has kept the house in use for over half a century.

Its distinctive Victorian appearance and slightly elevated site gives the house a presence in the square. With its proximity to Pukeahu, the building's profile has risen considerably in recent years and it is passed by many pedestrians and vehicles moving through the area.

9. Further information

It would be helpful if you could provide the following information:

- Map – a printed or drawn map showing the location and extent of the place or area you are nominating
- Photographs – recent photograph/s, preferably in digital electronic format
- Supporting documentary material – such as research reports, newspaper articles, historic maps/plans, a conservation plan or heritage assessment or historic photographs and illustrations

Note: Photographs, plans or information submitted will be kept for our records and will not be returned. Provide digital copies rather than the originals.



WCC GIS



47 Martin Square in 1978 (Charles Fearnley, 50003-1939, Wellington City Libraries)



The rear of the houses, 1970. (00158-4043-f, Wellington City Archives)



Front elevation. (M. Kelly)



South elevation. (M. Kelly)

Nomination of a historic heritage place for evaluation

1. Your contact details

Tell us how we can contact you.

Name:	Felicity Wong
Organisation (if on behalf of an organisation):	Historic Places Wellington
Postal address (for correspondence):	21 Hay Street, Oriental Bay
Telephone number:	0212410441
Email:	felicity_wong@icloud.com

2. Location

Where is the place you are nominating for evaluation?	Oriental Bay, Wellington
Name of property or place (if applicable):	House
Property address (include street number, street name, suburb and town or city).	230 Oriental Parade
NZTM grid reference or legal description:	
Legal description (if known):	Lot 2 DP 5903
New Zealand Archaeological Association site record number (if known/applicable):	
New Zealand Historic Places Trust registration number (if known/applicable):	

3. Owner/occupier

Do you know who owns and/or occupies the place?

Is the property:	(yes/ no/ don't know)
• Privately owned	Yes
• Publicly owned	

Name of owner(s):	Annette Marie Miet
Postal address (for correspondence):	
Telephone number (if known):	

4. Heritage features

Tell us what the main components or features of the place are.

- (yes/ no/ don't know)
- Building or structure Yes
 - Archaeological site
 - Place of significance to mana whenua
 - Garden, trees or planting/s
 - Group of inter-related places
 - Other

5. History

Include any information that you know of the history of the place. The more information you can provide the better. Attach further information if you have any.

The house at 230 Oriental Bay was built about 1875 by Paul Coffey, a shipwright. Oriental Bay was not subdivided for settlement until the mid-1870s. Three of the town acres there – 411, 412 and 420 – were owned by Major Henry Coote, a former British Army officer. He died in 1866 and his executors sold the land to Messrs Allan and Tonks in 1874. They quickly sold sections to Coffey, along with George Wilson and Frank Stevens.¹

Paul Coffey's property straddled Town Acres 411 and 412. Although rate books reveal that Coffey paid rates on his house in March 1876, the assessment on the improvement to his property was made in November 1875,² which suggests that the house dates from 1875. The footprint of the house itself solely occupied Town Acre 412.

Paul Coffey (1835-1921), was a shipwright, businessman and local body politician. He was born in London and joined the British Navy while still a boy. He was involved in the Crimean War, but was invalided out of the Navy and arrived in Auckland in 1857, still only 22. A few months later he moved to Wellington and set up in business with Thomas Dickson as a boatbuilder. Their slip was at Clyde Quay. Coffey helped establish the Wellington Harbour Board, and was elected to the first board in 1880. He also stood unsuccessfully for the Wellington East parliamentary seat. He was a director of the Trustee and Agency Co. and the Te Aro Loan Co, president of the Shipwrights' Society and a Justice of the Peace. He married Clara Newman in 1865 and they had two sons and three daughters.³ Clara Coffey died one year after her husband.

The property was brought under the Land Transfer Act in 1894. There are no plans of changes made by the Coffeys to the house but there is evidence in historic photographs. When built, the house had a slightly concaved verandah at the front, infilled on the sides. At some point after 1900 a bay window was added to the north end of the west elevation, alongside this verandah. One matter recorded archivally is that electricity was laid on in 1903.

In the immediate wake of Clara Coffey's death, the property was subdivided into three sections. Lot 2, containing the house, was bought by James Rod, a butcher. His wife, Sarah Rod, bought Lot

¹ TA 412, Deeds Index Folio 355-711, Archives New Zealand

² Cook Ward Rate Book, 1875-76, Wellington City Archives

³ *Evening Post*, 21 December 1921, p.7

1.⁴ Rod immediately added a flat-roofed extension to the front of the house and replaced the hip at the front with two gables facing the street. The architect was William Page and the builder Thomas Page (possibly a relation). Despite removing the traditional front of the house, the rest of the dwelling remained largely intact, although the side bay window was later removed.

James sold the house to William Walker, a company manager, in December 1942. He occupied the house until 1960, when he sold it to Clara Hallam. Two years later she sold the house to Van Workhoven Flats Limited, who planned some unspecified alterations to designs by Czech émigré architect Frederick Ost and David Lough. It's not clear if anything was undertaken. Six months later, in May 1963, the house was sold to jeweller Andre Miet. The house remains in the ownership of the Miet family.⁵ There is no evidence that the family occupied the house much, if at all, and it seems to have been rented out for much of the past 60 years.

6. Description

Describe the place and its setting, including any changes that have taken place. The more information you can provide the better. Attach further information if you have any.

Description

This single-storey house is timber framed and mostly clad with lapped weatherboards. The roof is corrugated steel. Originally the hip of the roof was U-shaped, with the gap at the rear for drainage. The hip at the front was replaced by gables and augmented by a mono-pitched, stucco addition to the front. The extension added about 3.7 metres to the house. The purpose of the gables is not known. It is entirely possible that the original arrangement to the front of the house is still intact inside.

The older windows (side elevations) are double-hung sashes. The windows to the front addition are three-pane sashes divided horizontally by transoms. The middle window appears to slide. These wider windows are flanked by narrow fixed, three pane windows. The plain, flush main door is accessed through an entrance flanked by brick posts that are incorporated into the boundary walls (also stucco). This suggests that the front wall dates from the same time as the front extension (1922).

The house was only inspected from the street.

7. Threats

Is the place at risk? Tell us about any immediate threat/s to the place that you know of.

None known.

8. Significance

Tell us why you think the place is significant. Who is it significant to?

It is helpful if you can include any supporting information that helps to show us why a place is significant or important to you or the group that you represent.

⁴ CT WN73/96, LINZ

⁵ Summary of ownership courtesy of CT WN292/246, LINZ

Statement of significance

This house is primarily significant for possibly being the oldest house in Oriental Bay. It has some historic significance for its association with Paul Coffey, who was a relatively well-known and early Wellington boat-builder and settler. The house itself retains much of its original external fabric, although its front elevation is obscured by a 1920s addition.

9. Further information

It would be helpful if you could provide the following information:

- Map – a printed or drawn map showing the location and extent of the place or area you are nominating
- Photographs – recent photograph/s, preferably in digital electronic format
- Supporting documentary material – such as research reports, newspaper articles, historic maps/plans, a conservation plan or heritage assessment or historic photographs and illustrations

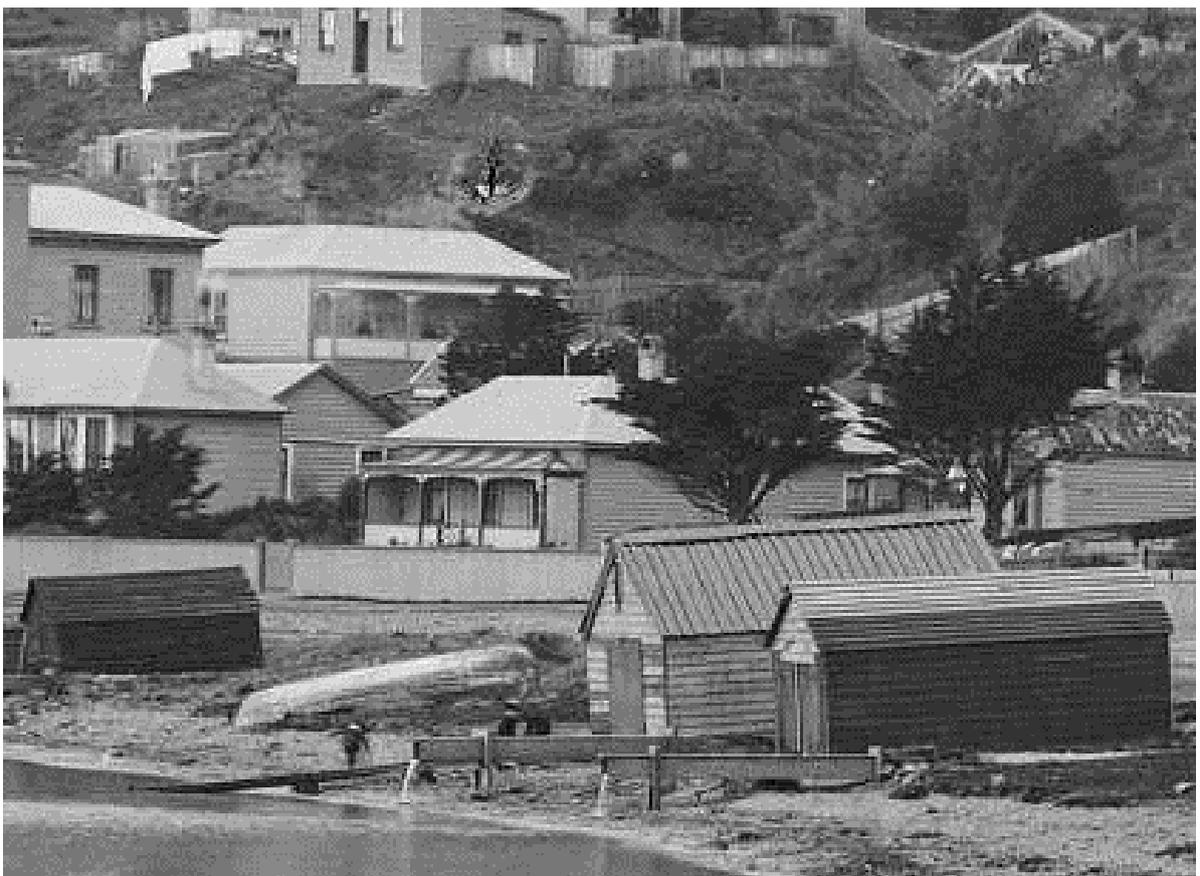
Note: Photographs, plans or information submitted will be kept for our records and will not be returned. Provide digital copies rather than the originals.



WCC GIS



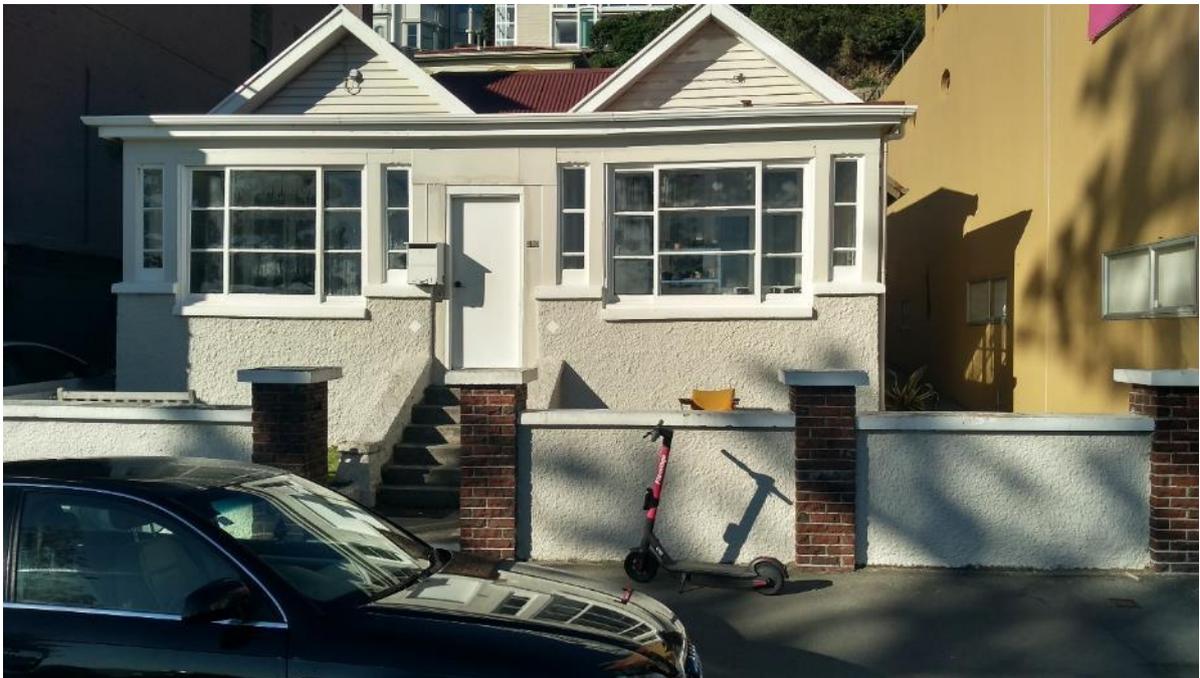
The house (arrowed) in 1881.



The house (centre) in 1890. (1/1-020596-G, ATL)



The house (centre) in 1912, with the bay window added to the north-west corner. (1/1-019986-G, ATL)



The house, 2021.

Hay Street Heritage Area

Heritage Assessment



July 2021

Table of Contents

Executive summary	1
1 Introduction	2
1.1 Commission details	2
1.2 Methodology	2
1.3 Extent of study area	2
1.4 Constraints on report outcomes	2
1.5 Area outline	3
2 Description	4
2.1 Area – contents and boundaries	4
2.2 Other features	4
2.3 Archaeology	4
2.4 Oriental Bay - wider setting	4
2.5 Hay Street Area	5
2.6 Streetscape, structures and features	7
3 History of the area	8
3.1 General history	8
3.2 Town Acre development	20
4 Assessment of heritage significance	53
5 Sources	57

Cover: Hay Street and environs, pictured sometime between 1907 and 1909. (00138_0_8600, Wellington City Archives)

Rear: A man pausing on the steps above Telford Street to admire the view, 1930. (W.T.G. Cody, 1/4-061582-F, Alexander Turnbull Library)

Executive summary

Hay Street and the area that surrounds it is the residential centrepiece of Oriental Bay, one of Wellington's best-known suburbs. The street divides – pretty much in half – 11 town acres (410-420) that were originally surveyed by the New Zealand Company in 1840.

The area was slow to be developed, hindered mostly by the fact that it was, for the time, a reasonable distance from town. Oriental Bay, a mainly rocky beach, was not the attraction it later became. There was the occasional occupant of Oriental Bay from the 1840s, but the first permanent resident of the study area was Crown Lands Department chief clerk William Masters, in 1866, who built a new house for him and his family on Town Acre 416 (now 35 Hay Street). The first subdivisions followed a decade later, with houses on cheap land appearing on the east side of Hay Street and larger dwellings going up on what became Oriental Parade. More intensive settlement of the area required the construction of rights of way that gave access to areas otherwise difficult to access. In particular, it provided opportunities for houses to be built on remarkably steep sites that offered untrammelled views of the harbour.

Two of the acres that were not developed (413 and 414) were donated in 1894 by Sir Donald McLean as the site for the privately-funded Wellington Hospital Convalescent Home, which opened later that year. It did not close until 1971 and the land was later used for a subdivision in the 1980s. As Wellington grew rapidly around the turn of the 20th century, those acres available for settlement filled up with more and more houses. By the 1920s most house sites were taken. Houses were turned into flats, boarding houses and convalescent homes. The area had been home to a mixture of lower- and middle-class occupants but this slowly changed over the 20th century as the area grew more affluent. By the end of the 20th century, as single families began returning and the cost of houses grew, gentrification of the area was well underway.

The study area retains houses from the late 19th and early 20th century. These continue to make up the bulk of the housing in the area. To these have been added houses and apartments from later periods in the area's history, alongside many additions, alterations, infills and garages. Although the housing stock lacks consistency, the area as a whole is a collection of residential dwellings that have maintained a consistent form and scale to develop a remarkable built form that sits comfortably within the wider landscape setting. The century and a half of residential development on the northern side of Mt Victoria / Matairangi, with the upper reaches surrounded by the Town Belt, and the lower by the water of Oriental Bay, all make for one of the most unique, dramatic and iconic landscapes in Wellington.

1 Introduction

1.1 Commission details

This report was commissioned by Gareth Morgan, 35 Hay Street, and Felicity Wong, 21 Hay Street, to research the area surrounding Hay Street and assess its heritage values. The report was researched and written by Michael Kelly, heritage consultant and Sarah Poff, landscape architect.

1.2 Methodology

The study area (see 2.3) is part of a wider area that has had relatively little research undertaken on it to date. No comprehensive history of Oriental Bay has been written to provide context on the development of this and other parts of the suburb. As a result, research has been required on the entire 180 years of the area's history, with a particular concentration on the development and occupation of the 10 town acres in the study area.

The principal sources investigated were:

- Early land records (held by Archives New Zealand)
- Correspondence files, building permits and consents, rate books, images and plans (Wellington City Archives)
- Newspaper records (Papers Past)
- Street directories (from 1878-1980, held at Alexander Turnbull Library)
- Certificates of title, survey office and deposited plans (Land Information New Zealand)
- Various secondary sources.

Together, these sources have allowed a reasonably comprehensive picture of the area's history to emerge.

1.3 Extent of study area

For various reasons, including the wish to avoid an onerous research exercise, the area has been deliberately confined to a discrete and coherent area around Hay Street based on the original New Zealand Company town acres (410-420) and also incorporating Telford Terrace, Baring Street, Bay View Terrace and Oriental Parade. There are 83 houses and apartment buildings within this area, which is outlined in more detail below in Section 2.

1.4 Constraints on report outcomes

The histories of the town acres (TA) are confined, mostly, to explaining how they developed and when houses were first built. It was simply impossible to prepare histories of each property. In some instances, where it was felt it was warranted, more expansive histories of houses or

sections of land were researched and written, particularly for TA 416, the first town acre occupied in the study area, and TA 419, the most intensively settled acre. As a result, the report can be considered far from complete. The information exists for anyone interested in preparing the history of a particular house that is not covered in depth in this report.

1.5 Area outline



The study area, outlined in red.

2 Description

2.1 Area – contents and boundaries

The study area contains what were originally 11 town acres, 410-420 inclusively, as surveyed and mapped in Oriental Bay by the New Zealand Company in 1840. The area aligns as closely as possible to that boundary, although there have been amalgamations of titles and other boundary changes. As a result of development of the land, the area is today a mixture of houses and apartment buildings, garages, roads, driveways, gardens and trees. There are five streets that access or cross the area – Oriental Parade, Hay Street (which runs through the heart of the area), Bay View Terrace, Telford Terrace (off Hay Street) and Baring Street, a private street off Oriental Parade. There are other rights of way that also provide access from streets to properties.

Note that some properties straddle what were town acre boundaries.

The area includes the following 83 houses/apartments:

1-44 Hay Street (37)
1-26 Telford Street (12)
1-2, 4-8 Baring Street (5)
1-8, 32-36 Bayview Terrace (11)
210-252 Oriental Parade (19)

2.2 Other features

There are retaining walls, decks, terraces, a swimming pool, paths, stairs, fences, gates and outbuildings that form part of the built landscape.

2.3 Archaeology

This is an area of significant heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century life in a suburb that developed and changed rapidly in that period.

2.4 Oriental Bay - wider setting

Oriental Bay is located on a narrow coastal platform within the inner harbour and stretches up to the Town Belt on the northern flank of Matakairangi Mount Victoria. Mount Victoria is one of the city's iconic landmarks and visually accessible from many parts of the city and harbour. It is distinctive, widely recognised and highly valued for its contribution to amenity and quality of the environment within Wellington's urban area.

The area is a key component of a larger recreational network and is well connected to the Wellington waterfront, the Southern Walkways and Mt Victoria. Oriental Bay Beach and its promenade is an established destination and an integral part of the central city's urban landscape. The sea wall, Norfolk Pines, beach, the former Oriental Bay Band Rotunda and the Carter Memorial Fountain are all notable features of the wider setting.

The residential area of Oriental Bay responds well to its natural setting and in this regard is characteristic of much of Wellington's built environment. There is a clear contrast between the built-up edge of apartment buildings along the coastal platform and the hillside houses that cascade down the northern slopes. The houses appear to be nestled into the steep topography of the inner harbour, between the water's edge and the Town Belt.

Within the built area there is a network of un-built or interstitial areas where accessways, retaining walls and significant vegetation have been established. These spaces are a response to the topography, where houses and streets occupy difficult sites. These in-between spaces help to define the built and 'natural' environment while providing connectivity to the wider landscape. This helps establish the strong sense of place.

2.5 Hay Street Area

The Hay Street area is the heart of Oriental Bay, where the street straddles a natural watercourse, now culverted through Hay Street. There is reference to a small stream¹ or ephemeral water course which no doubt provided access to fresh water in times of rain. The gully starts high on the northern slopes of Mount Victoria where the depth in the natural landform, from the ridgeline to the water's edge is at its greatest.

Hay Street runs up the gully with several streets and private rights-of-way coming off the street higher up. Vehicular access into the area also comes via Bayview Terrace and Baring Street. These access points enabled development on the more elevated land within the gully and the slopes across to the ridges. There is a network of pedestrian links up, down and across the landscape that provide access to dwellings and link to the tracks within the Town Belt and Southern Walkway.

The coastal platform along the base of the Hay Street area is, with a few exceptions, generally low-rise. This allows important views and viewshafts both to and from the coastal edge from elevated dwellings and public open spaces (Oriental Bay Beach and Promenade, Mount Victoria and the Southern Walkway). These elevated hillside houses and their associated landscape dominate the views to and from the area and their integration enhances the Hay Street area and wider landscape setting.

¹ WCC, 'Matairangi Mount Victoria Master Plan', June 2015, p.12.



The view from Lookout Road at the entrance to the Southern Walkway. (S. Poff)

The view from Lookout Road at the top of the walkway that links the maunga to the bay, with access down through the Town Belt and onto Hay Street. It is in this view where the depth of the landscape is realised, its 'natural' features and built environment, its consistency of form and scale, old and new, tall and low deliver a unique city landscape.

2.6 Streetscape, structures and features

The area contains a collection of houses, cottages and apartments buildings built between the 1880s (and possibly earlier) and 2020. The majority of the houses date from the period before and after the turn of 20th century and, as a result, most of the houses are timber-framed and clad, with corrugated steel roofs. However, a significant number have been built in more recent decades and are clad with modern materials.

With the exception of Oriental Parade, the houses mostly sit on platforms carved out of or formed on the steep hillside. Some houses are on multiple levels that conform to the slope. The building platforms were often created or stabilised using retaining walls, which are a prevalent feature of the area. One spectacular retaining wall was built for businessman A.J. Lamb in 1900 to support the house and garden of what is today 218 Oriental Parade. Most of these platforms were built to build houses in locations that provided views of the harbour, including a handful of truly precipitous locations. The nature of the land and the ways that it has been altered to allow the construction of houses on steep slopes gives the area both a dramatic and picturesque flavour.

A particularly distinctive aspect of the houses is the number of corner turrets. It is not known if this was an architectural affectation that was copied by house owners, but a number of these turrets were added some time after the original house was built, above bay windows orientated for the spectacular views, so there may have been an element of fashion involved. Examples of houses that have turrets include 23 Hay Street, 1 Telford Terrace, and 4 and 6 Baring Street (with 10 Baring Street just outside the study area).

Each of the streets in the area has a quite different character. Oriental Parade's regularity is a sharp contrast with the rest of the area, with the possible exception of the top of Telford Terrace, where the prevailing topography makes for far greater informality and unusual juxtapositions of built forms. The principal thoroughfare, Hay Street, winds its way steeply up the narrow gully and provides access to the majority of building sites. A notable and visually interesting feature of Hay Street is the dwellings hard on the footpath. It is a product of the need to make the most use of available space. The street only opens up towards the top.

Telford Terrace has a generous width and its houses are more visible, albeit that 2-6 are hidden behind garages, extensions and in-fills. Telford Terrace and the top of Hay Street are also close to the Town Belt boundary and the houses there have a backdrop of a swathe of green. The top of Telford Street is relatively flat. Baring Street may be the most unusual street of all, with a narrow, serpentine lane rising steeply from Oriental Bay to its conclusion below a row of houses on a ridge.

Prevalent too are the numerous rights of way that allow multiple houses on otherwise inaccessible sites. The way the entire area fits together is a triumph of ingenuity and practicality.

3 History of the area

3.1 General history

Māori occupation of Te Whanganui a Tara was sporadic and only occasionally intensive. There is no physical evidence remaining of Māori use of Oriental Bay but it seems highly likely that the area was used for kai moana gathering and even some settlement. Regardless, there are no recorded archaeological sites linked to pre-European Māori occupation of the area.

The establishment of Oriental Bay as a residential locale was many years in the making. It was sufficiently removed from the city that there was no obvious reason for anyone to live there when settlers first arrived in Wellington. Access to the town was made more difficult by the lagoon on the foreshore at Te Aro, later obliterated by the 1848 and 1855 earthquakes.

Nevertheless, despite the impediments, in 1840, settler George Duppa erected a prefabricated house he brought from England at the eastern end of Oriental Bay. The bay was originally named after him, before it was changed by Duppa himself to the name of the ship he arrived in – the *Oriental*. By July 1842, Duppa was advertising his house for sale,² having left for Nelson to farm and make his fortune. The advertisement ran for three more years with no interest evident.

There were other early settlers in the area. Timothy and Cornelius O’Loughlin, described as dairymen, lived at Oriental Bay from 1842 to 1846.³ Later that decade, Thomas and Edith Webby, who had a long association with Oriental Bay, were living at the bay. They had six children. Thomas Webby died in 1857. Edith Webby, who survived him by many years, ran sheep on Mt Victoria in the 1860s.⁴ Her daughter, Grace, later had a close connection with Town Acre 415.

George Duppa’s unused cottage was more than likely lived in briefly in 1849 by Stephen Carkeek, later Collector of Customs in Wellington and regarded as one of the country’s first astronomers. It was then acquired by David Wilkinson, originally from Scotland, who arrived with his wife Isabella and family in Wellington in 1841. He established what became famous tea gardens on Town Acres 423-426 (now occupied by Grass and Wilkinson Streets and surrounding properties). Wilkinson originally opened his first garden in another location in Wellington in 1842, but exactly where it was is not known. He moved to Oriental Bay in 1850. He called Duppa’s cottage ‘Roseneath Cottage’.⁵ (Roseneath is a town in Dunbartonshire, Scotland, north-west of Glasgow. It is also the name given to the suburb between Oriental Bay and Hataitai.)

² *New Zealand Gazette and Wellington Spectator*, 2 July 1842. p.2

³ *Wellington Independent*, 18 February 1846, p.3

⁴ *Wellington Independent*, 17 January 1863, p.5

⁵ *Wellington Independent*, 14 December 1850, p.1



A view across the Government Reserve and Lambton Harbour to Oriental Bay and Mt Victoria, 1844. (Robert Park, A-090-007, Alexander Turnbull Library)

Crowds of people visited the gardens, particularly on weekends. The Wilkinsons (it was a multi-generational family business) offered refreshments and food as well as plants for sale, the 19th century equivalent of a modern garden centre. The attraction ran well into the 20th century. These early occupants notwithstanding, there were few other people living in the area east of Clyde Quay. In 1863, for instance, there were only two dwellings occupied in Oriental Bay – Edith Webby's and the Wilkinsons'.⁶

Hay Street was included in the New Zealand Company's plan of Wellington, prepared by William Mein Smith in 1840. This plan, which laid out all the town acres, set the scene for land arrangements in Wellington for decades to follow. The Company allotted settlers one town acre with 100 country acres, pre-sold in London. When Lambton Harbour was finally settled on as the location of the settlement, 1100 town acres were surveyed at Thorndon, Te Aro, Mt Cook, Newtown and Oriental Bay. The Company drew up its plan by July 1840 and made it available for public inspection. Selection by settlers of their preferred sections commenced on 28 July and by 14 August they were finally allocated. It should be noted that the New Zealand Company development allowed for, as part of the terms of the purchase of the land from the tangata whenua, the allocation to them of a tenth of the available land. The inequitable allocation and distribution of those lands led to lingering grievances amongst local Māori.

⁶ Cook Ward Rate Book, 1863-1870 (as transcribed by Wellington City Archive [WCA])



A detail from Mein Smith’s plan for Wellington, drawn in 1840. There are two numbers on each acre, the top one is the order of preference in the London ballot, the lower one is the number allocated by the New Zealand Company. (MapColl-830gbbd/1840-42/Acc.53397, Alexander Turnbull Library [ATL])

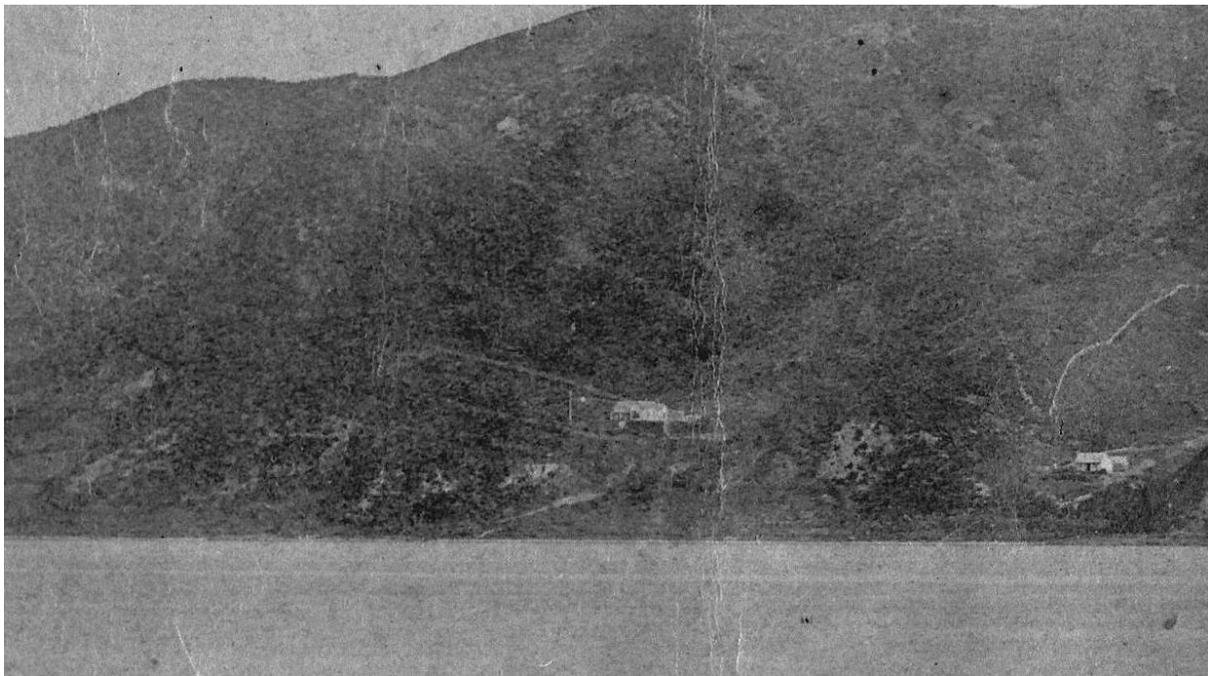
The lack of flat land in Wellington was a significant challenge and it meant that Mein Smith had to put some of the allocated land on steep slopes. This included the northern side of Mt Victoria and to give access to this land, which Mein Smith evidently decided had the necessary depth to build on, he surveyed a route through the middle. That route was given the name of Hay Street, possibly after the Scottish-born Lieutenant-General James Hay, Commander of the 16th Queen’s Light Dragoons and something of a war hero for his service in the Peninsular War and the Waterloo Campaign.⁷ The street was placed in a narrow gully. The area above this was allocated as Town Belt, and was part of the New Zealand Company’s response to Victorian concerns about the need to provide green spaces close to the city. Later, once settlement began in earnest, owners erected post and rail fences to demarcate their land.

It is not known when Hay Street was formed. It must have been constructed some time prior to 1865, when Henry Masters moved to Wellington and began building the first house on Town

⁷ Irvine-Smith, Frances 1948, *The Streets of My City*, A.H. and A.W. Reed, Wellington p.268

Acre 416. In his book *Early Wellington*, Louis Ward mentions that a Mr Arcus was the first resident of Hay Street⁸ but there is no evidence to support this. Laurence Arcus did live on Hay Street a decade later. Masters and the other land owners put up £12 (matched by the Wellington City Council) to have the road repaired in 1865,⁹ which suggests that access of some sort was already in place.

Masters was followed into the area by William Bannister, who built a house on Town Acre 415 in 1868. As a young surveyor, Bannister drew Mein Smith's map of Wellington. He was soon forced to sell the house because he didn't own the land it was built on.¹⁰ The new owner was Eugene Bellairs, a Crown surveyor and a survivor of what is often called the Wairau Affray, in Marlborough in 1843. By 1870, five households were living in Oriental Bay. Two of them – the Masters and Bellairs families – were living on Hay Street. Despite living some distance from each other, Bellairs and Masters, both senior government officials, did not get on. Bellairs assaulted Masters in Lambton Quay after the latter sent him a provocative letter.¹¹



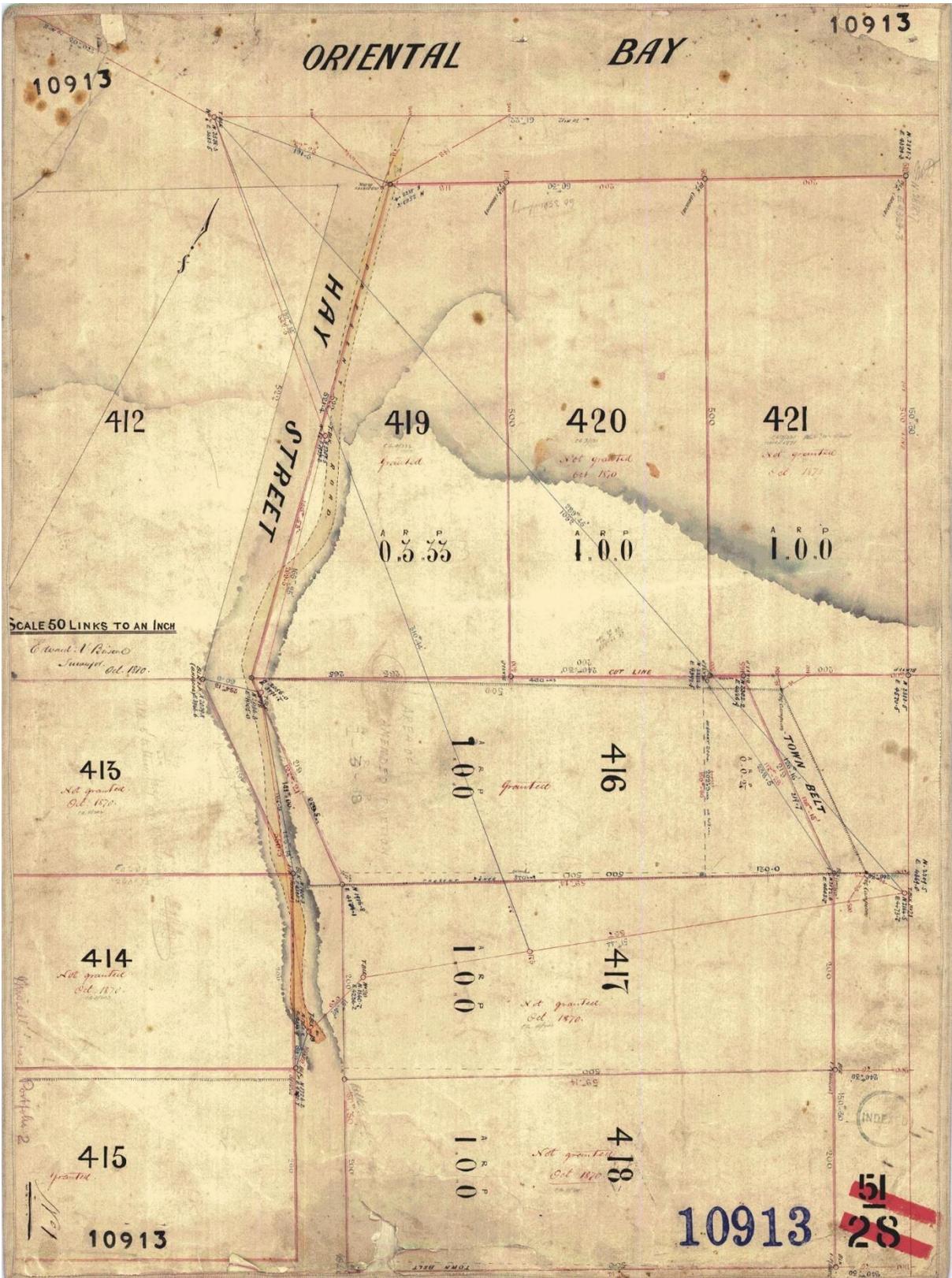
A grainy detail of a photograph taken from Thorndon in 1867. Edith Webby's house is to the right. Masters' house is in the middle, with the boundary of his town acre (416) marked out with a fence. The image suggests that the house was typically colonial, with a verandah and possibly dormers on the second storey. (003686-F-1/2, ATL)

⁸ Ward, Louis E. 1912, *Early Wellington*, Whitcombe and Tombs, Wellington p.233.

⁹ *Wellington Independent*, 1 June 1865, p.3

¹⁰ The property was owned by a Captain Hawkins, who lived in England. Hawkins arranged for the Wellington City Council to sell the land and he took a half share of the proceeds above £100. It was sold to John Martin but rate books show it was owned and occupied by Eugene Bellairs. The property was sold early in 1868, but Bannister was still occupying the property up to his premature death on 28 August 1869.

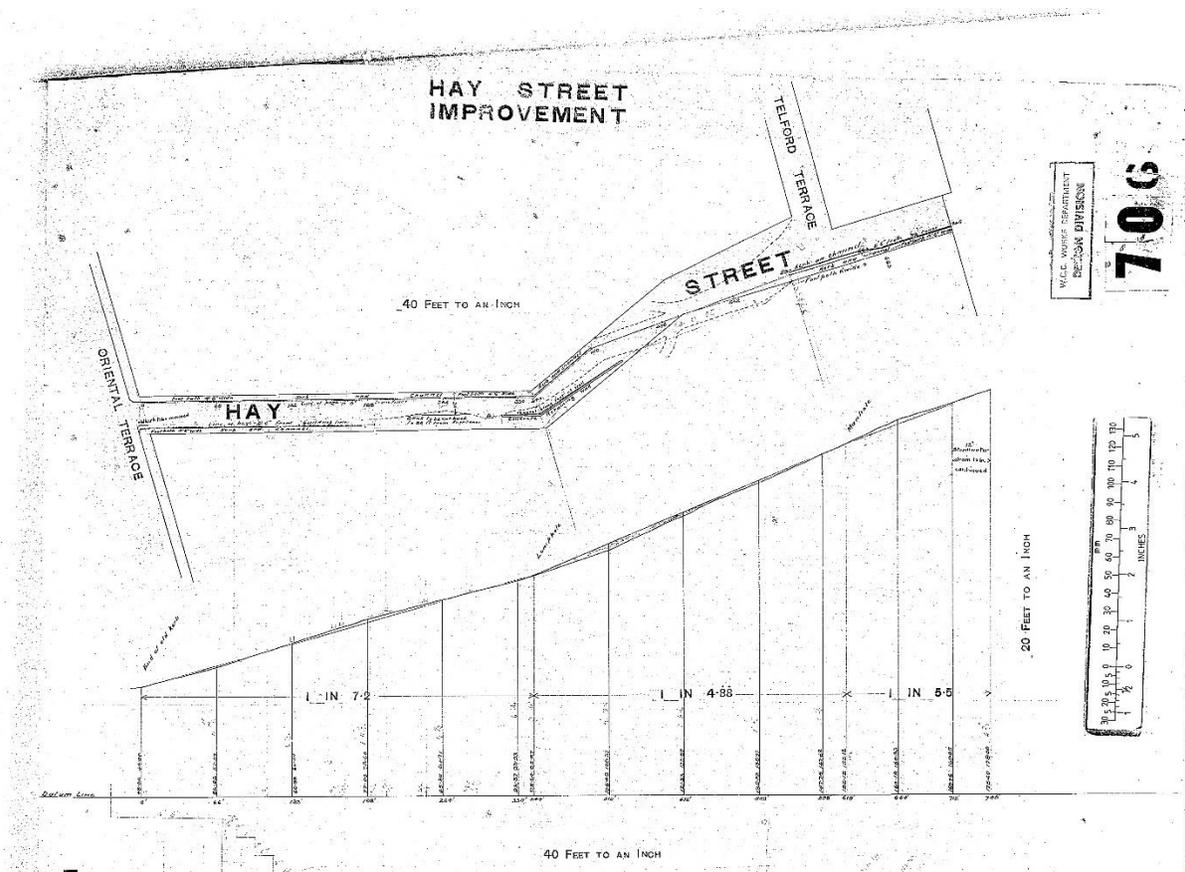
¹¹ *Evening Post*, 31 March 1871, p.2.



DP 10913, 1870, showing how far the track up Hay Street deviated from the surveyed road. (LINZ)

A plan of Hay Street and surrounding town acres prepared in 1870 shows that the road was not much wider than a pack track and, perhaps unsurprisingly, did not conform to the surveyed parameters.¹² This plan, curiously, showed no residential occupation in the area, although it did show which acres had been granted and which had not.

The earliest subdivisions took place on Town Acres 412-413 – along Oriental Parade – and on Town Acre 419, on the lower east side of Hay Street. As a reflection of its somewhat isolated location, none of these early occupants were wealthy and those who settled on Hay Street were definitely working class. Town Act 419 was settled almost exclusively by Scottish immigrants, encouraged to buy sections there by Rev. Charles Ogg, who bought the land in 1876. The Hay Street houses were mostly small houses built on a bank above the road. With the proximity of Clyde Quay and its boatbuilding slips and the harbour beyond that, it's no surprise that the area around Hay Street was occupied by a number of mariners and boatbuilders.



A detail of the 1905 plan of improvements to Hay Street. (00107-706, WCA)

From the outset, the state of Hay Street was a problem. The steep slope meant it was difficult to keep the road in good order. There were frequent complaints to the city council about its condition and it required regular attention. In 1894, a plan was prepared for a stormwater drain

¹² SO 10913, Land Information New Zealand (LINZ)

up the middle of the street,¹³ which had to be extended only a few years later when houses were built further up the road. In 1905, big improvements were made to the road. It was widened, kerb and channel installed, steps constructed, the stormwater drain extended and a retaining wall built on the west side.¹⁴

Like the road, the nature of the land around Hay Street, at least in part, was (and remains) highly problematic. Unstable land required the building of retaining walls to create house platforms and to support rights of way that were often formed by cut and fill. Some sites were simply unsustainable. In 1882, during heavy rain, a house in Hay Street was washed away after the embankment it was on was undermined by the rain.¹⁵ A landslip closed Hay Street for some weeks in 1887. Slips were a regular problem.



The development of the east side of Hay Street – cottages and worker's dwellings – is visible in this image from about 1890. (1/1/-020596-G, ATL)

Another perennial issue was fire, which was a problem all over Wellington. Timber houses were major fire risks, particularly before the provision of electricity, as open fires were used for heating, cooking and lighting. It didn't help that there was no way a fire engine drawn by horses

¹³ 'Wellington Main Drainage - Plan and Section of 6" pipe in Hay St', 00718-D75, WCA

¹⁴ 'Hay Street Improvement', 20 March 1905, 00107-706, WCA

¹⁵ *Star*, 15 August 1871, p.3

could get to a fire in time to make any difference. There was one known loss of life; Ellen Watson died in a house fire in 2 Hay Street in 1930.¹⁶ The semi-detached dwelling still bears the evidence of the fire in the form of its rebuilt exterior. Probably the single worst fire was the razing of three properties on a right of way off Town Acre 415 in 1909. All in all, a significant number of important dwellings were lost to or damaged by fire, particularly in the 19th and early 20th centuries; some of these are chronicled further on in the report.

The pattern of settlement in the area was dictated by a number of factors, arguably the most important being the timing of subdivision, demand for property and accessibility. A number of landowners kept their town acres to themselves for decades, others never occupied them and waited until there was enough demand and began subdividing. Realising the potential of much of the wider area was only made possible by the formation of rights of way. As in many parts of Wellington, these were crucial in allowing development across steep and otherwise inaccessible land. Streets like Telford Terrace and Baring Street and the rights of way off Hay Street brought more house construction and more people into the area. The study area demonstrates perhaps better than anywhere else in Wellington how topography can be manipulated to create building sites. How this was achieved is explained below in 4.2.

Rate books reveal that, by 1885, there were 17 households living in the study area. Some of these were small dwellings on TA 419; the remainder ranged from moderately-sized to large. Some of those large dwellings occupied generous sections. By 1900, there were 36 houses, with 13 of them on 419. Twenty-nine of those houses remain today.

At the beginning of the 1890s, Oriental Bay was still considered enough of a backwater for the WCC and Wellington Harbour Board to seriously consider reclaiming land in the bay – 7.3 hectares in all – to be used for a cricket ground, two football grounds, a tennis court and two bowling greens.¹⁷ Although reaction was somewhat mixed, even within Oriental Bay, those in close proximity to the proposed reclamation were aghast and raised a petition against the proposal. In response to this, others were only too happy to point out that these aggrieved landowners nearest the bay had ‘converted a once clean, bright, sandy little bay into a filthy receptacle for sewage.’¹⁸ The heavy opposition slowed momentum¹⁹ but the idea didn’t go away and in 1906, the WCC returned with a revised plan. Again there was strong opposition,²⁰ along with some support, particularly from sporting groups, but the proposal failed to gain any real traction. The end came in 1914, when the WCC ceased its support. By that time, Oriental Bay’s reputation was on the rise.

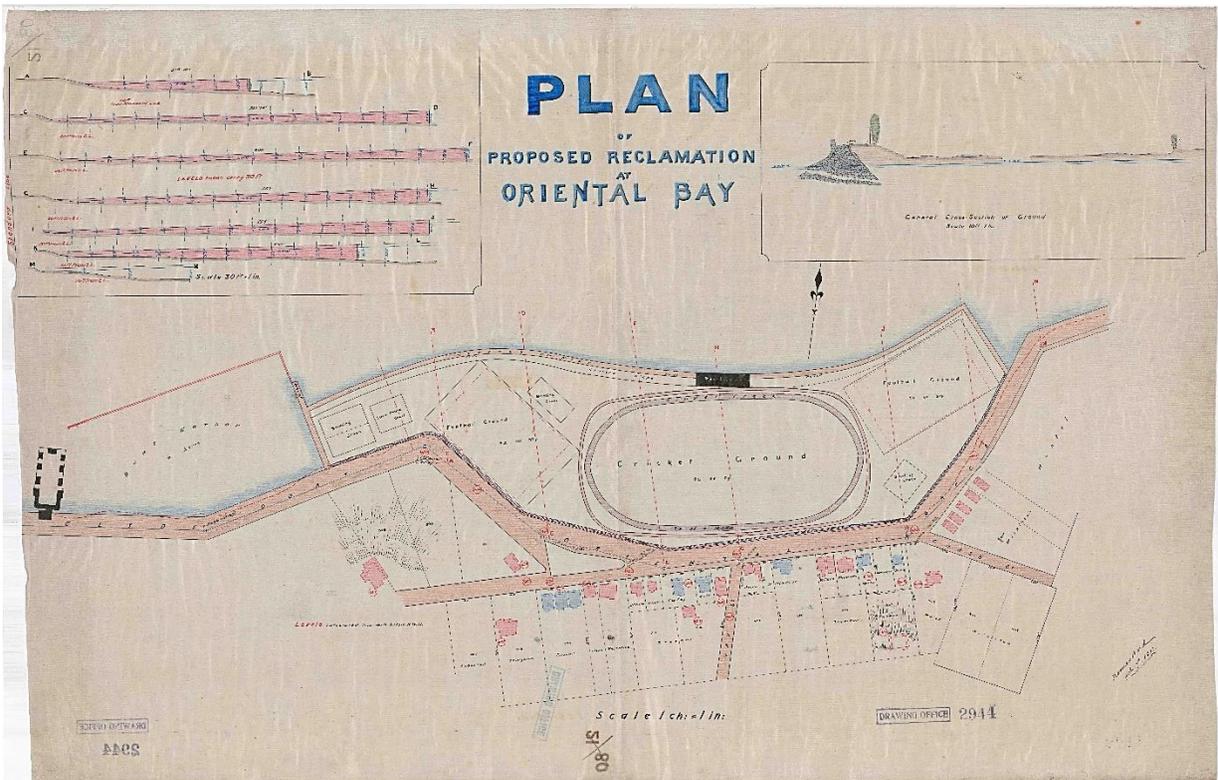
¹⁶ *Evening Post*, 4 December 1920, p.17

¹⁷ ‘Plan of Proposed Reclamation at Oriental Bay’, AC046_2944, WCA. One contemporary report suggested the idea went back to the 1880s.

¹⁸ *Evening Post*, 5 June 1891, p.4

¹⁹ *New Zealand Times*, 17 June 1892, p.3

²⁰ *New Zealand Times*, 31 May 1906, p.2



A plan of the proposed reclamation opposite the Hay Street intersection. (AC046_2944, WCA)

Its fortunes took a turn for the better when the electric tram began operating in 1904. This brought Oriental Bay much closer to town. That, coupled with the first efforts at enhancing the foreshore, meant that Oriental Bay was gaining a reputation as one of the more salubrious parts of the city and an attractive place to live. This led to more intensification of town acres, including the subdivision of back sections on acres that fronted Oriental Parade and an influx of wealthier people. Some of the newly opened sections were so far from the road that they had walk-on access only. By 1937, there were 57 houses in the study area.²¹

The 20th century was a time of considerable change in Hay Street and its environs, but some aspects of its early development hung on. While the properties on Oriental Parade were occupied by relatively wealthy people, and there was a scattering of notable houses in the wider area, the composition of the general area around Hay Street was diverse. Alongside the accountants, clerks and commercial travellers were still a number of tradesmen, shop assistants and warehousemen. Given its location near the sea and the importance of maritime trades and occupations, the area was, unsurprisingly, home to a number of mariners, boatbuilders, sailmakers and the like. Many of these also took a keen interest in water sports like yachting and rowing. In general, the occupants of the area were a mixture of the lower and middle-classes for at least the first 80 years.

²¹ Housing Survey 1937, Maps Q34, P34, P35, Wellington City Council, WCA



A view looking towards Hay Street and environs about 1910, showing how densely settled the area had become. (1/1-019986-G, ATL)

By the 1930s, the composition was changing again, with a number of houses converted into flats. This became more prevalent as the century wore on. In some cases, owners remained in their houses but, as part of a trend that only accelerated after the war, other owners left to live in the suburbs, with some leaving their houses behind as investments. In Hay and Telford Streets alone, at least 15 houses were converted into flats at various times. Some extracted the maximum return from their houses by converting them into multiple flats. Some of the larger domestic residences on Oriental Parade were converted into boarding houses, a private hotel and a convalescent home in the first half of the century.²² Changes of use led to alterations and additions to many houses, including internal reconfigurations (kitchens and bathrooms), infilled verandahs (to create more room), fire escapes and separate entrances, among others.

The rise of the motor car from the 1920s onwards led to the building of garages, although, perhaps because of the narrow, steep building sites, they were not common initially. The motor car did have the benefit of allowing older people to live in the upper reaches of Hay Street and Telford Terrace. Until then, it would have been a challenging climb for anyone over a certain age or fitness.

²² See *Stones Wellington Taranaki Hawkes Bay Street Directory, 1900-1940*



An aerial image from 1938 showing the extent of intensification in and around Hay Street by this time. (Retrolens.nz)

Although multi-storey apartment buildings began to be constructed along Oriental Parade in the 1920s, it was not until the 1950s they really began to make their mark on the suburb. The most obvious feature of post-war apartment buildings was their relative size, particularly those built on conglomerated sites. It was part of a change seen in other inner-city suburbs at the time, with out-of-scale apartment buildings being built in the likes of Mt Victoria and Thorndon. In 1963, a boarding house on the corner of Hay Street and Oriental Parade (no. 236, built in 1875 and owned and occupied for many years by Frank Stevens) was demolished and replaced by Kensington Apartments, a 10-storey building. The same year, at 248 Oriental Parade, two villas were demolished and replaced, also by a 10-storey building – Orjana Apartments. These two buildings dramatically altered the immediate neighbourhood. They blocked views from the houses behind and comprehensively overshadowed near neighbours.

Although the area still contains traditional flats, it has also seen the return of families to the area and the conversion of houses back to single dwellings. This trend, which began in the late 1980s, has meant changes have had to be made to reinstate single living units. With them have come significant additions – extensions to fronts and rears, garages (with accommodation

above), further subdivision, drives, retaining walls and infill. The area has lost houses, with several demolitions (notably at the top of Telford Terrace and along Oriental Parade), while other houses have been altered to the point where the original dwelling is difficult to discern. Two of the acres have seen relatively recent development. Land on Town Acres 413 and 414, once occupied by the Wellington Hospital Convalescent Home (now Bayview Terrace), were converted into large multi-storey houses high above Hay Street in the early to mid 1980s.



Post-1980 housing on the upper west side of Hay Street, pictured in 2021. From the right (bottom) 30B, 30A and 30 Hay Street and, above, 5 and 6 Bayview Terrace. (M. Kelly)

3.2 Town Acre development



The study area with street numbers (top) and the original town acres overlaid. (WCC Property Map)

Following the ballot, Town Acre 410 was originally owned by George Duppa. As described earlier, it seems likely that Duppa was briefly living in Oriental Bay, possibly on 410, but otherwise there was no settlement on this town acre until the mid-1870s. In 1873, the Crown Grant for 410 was issued to William Bowler.²³ The land was subdivided into two lots in 1876 and sold. The larger portion was acquired by John Valentine (1823-1909), a veteran of the 65th Regiment and a publican (he owned the Forrester' Arms in Ghuznee Street).²⁴ He built a reasonably large, two-storey, Carpenter Gothic house that year.²⁵ Unlike all the other houses in the area, it didn't sit square to the road but was slightly, and deliberately, skewed in a more northerly direction. Robert Hare, who mainly lived in the Wairarapa, acquired the other portion and built a house alongside in 1880, which appears to have been occupied by William Bendall, a master mariner.

Rate books state that by 1890 there were five houses on the acre, although the Ward Map of the following year only shows four – two on the front of the acre and two at the rear.²⁶ The two rear houses, now 220 and 210 Oriental Terrace, which sat significantly above the road, were originally owned by journalist Herbert Bridge and Anne Ingram, wife of draper Sydney Ingram, respectively. Both houses still stand, albeit much altered, as does 216, which was built prior to 1900.²⁷ Rate books do not make it clear who owned or occupied that house when it was built. No.220 was accessible from the end of a right of way that is described in more detail below under 411/412.

Below that right of way is 218, a house built in 1900 for businessman A. J. Lamb. As described below, its construction required the formalisation of a right of way that extended from Hay Street. The site had magnificent views but to get those views meant building on a remarkably precipitous site. To get the building platform Lamb needed, and to provide some sort of garden, he built a 31-metre long concrete retaining wall.²⁸ Substantial and strongly buttressed, the wall survives to this day. The house, which straddles 410 and 411, has been much altered over its life but some of its original decoration is still visible on its front elevation. It was converted into four flats for a period and suffered a fire in 1981.²⁹ Lamb did not live in the house for long. He left Wellington in 1904 but did not sell the property until 1918, to eye specialist Hart Spear.³⁰ Spear erected an apartment building alongside the house in 1922.³¹ This building was later demolished in 1986 to make way for the present dwelling (no.224, built in 1997).

²³ Deeds Index - Town of Wellington - Folio 355 to Folio 711, No.1 Part 2, c. 1844-c. 1969, Archives New Zealand (ANZ)

²⁴ *Evening Post*, 14 September 1909, p.8

²⁵ Cook Ward Rate Book 1875-76, WCA

²⁶ Ward Map, 1891, WCA

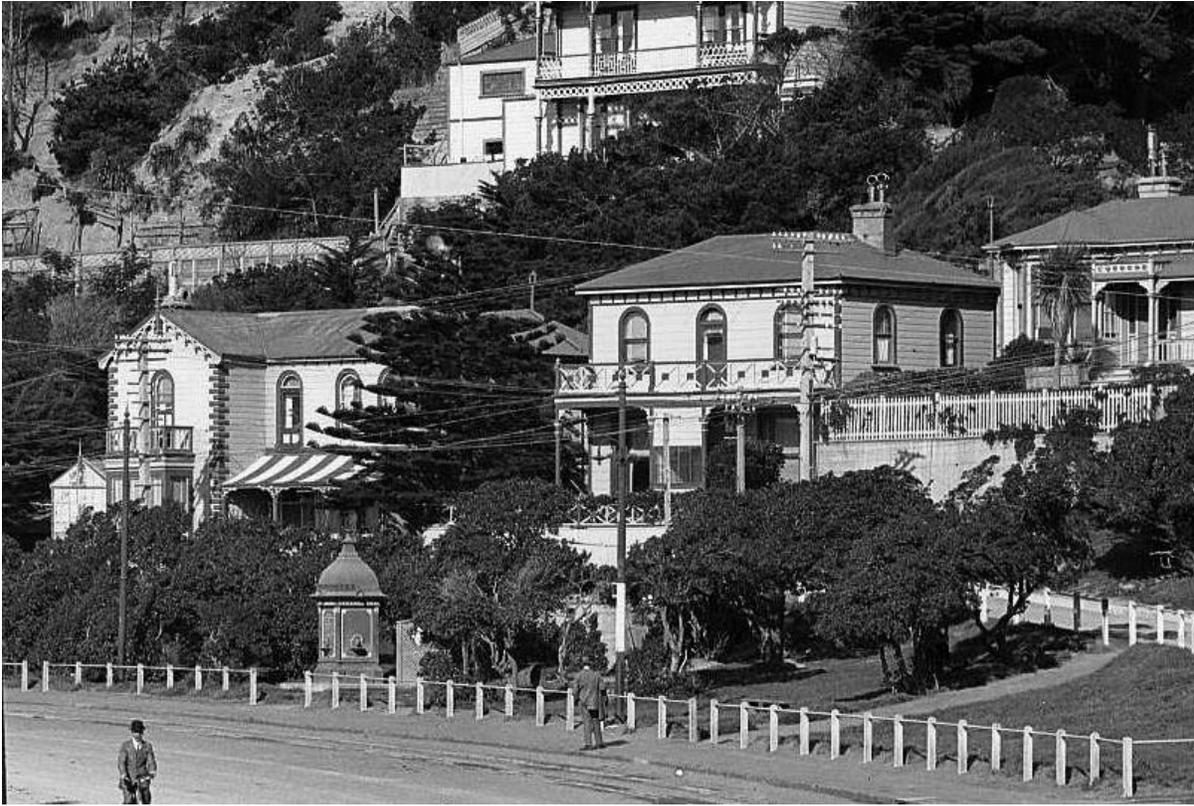
²⁷ There is some confusion about who built or occupied which house. Later street directories show that the Ingrams lived in 216.

²⁸ Application to build at Oriental Bay - A J Lamb, 1899/432, WCA

²⁹ Premises, 218 Oriental Parade Faine, 1946-1990, 45/20/4, WCA. The fire took place prior to 27 April 1981.

³⁰ See conveyance 79084, Valentine to Grant, 21 June 1900, ANZ

³¹ 218 Oriental Parade, dwelling, A641, 9 October 1922, WCA



A detail from an image taken about 1912 showing the Valentine residence (left) and the former Hare residence (right). (1/1-019756-G, ATL)

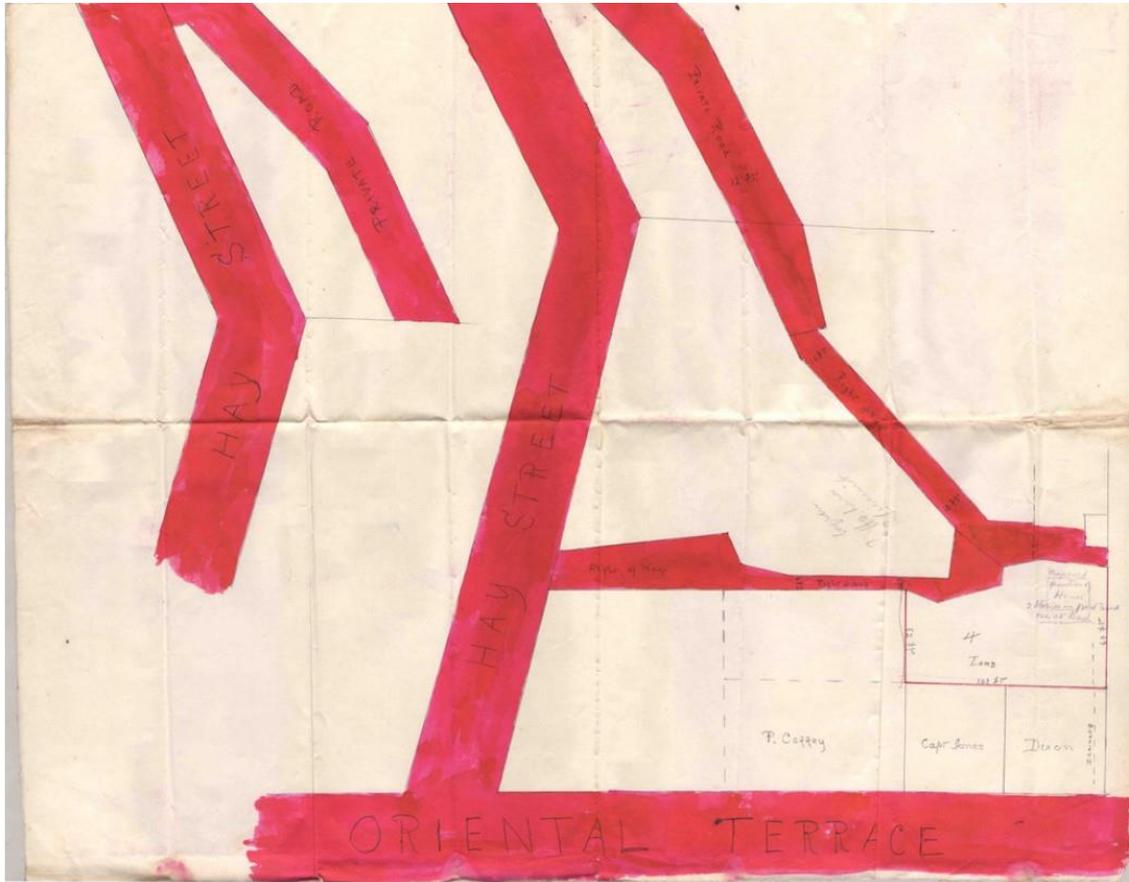


A detail from an image taken about 1910 showing the former Lamb residence and the retaining wall. (1/1-019756-G, ATL)

The houses on Oriental Parade have gone and been replaced by apartment buildings. No.212 is the famous Art Deco Anscombe Flats, named for architect Edmund Anscombe and completed in 1937. Alongside is Broadwater, at 214, which was built in 1965 and designed by Structon Group. It occupies the site of the former Valentine house, which was demolished in the early 1940s. The site was left unused for over two decades, during which time it was taken over by vegetation.

411 and 412

These two town acres were originally purchased by absentee landowners G.S. Evans and John Wright respectively. Crown Grants for both acres were awarded to Archibald Shand in 1858. By 1863 the land was in the ownership of former British Army officer Major Henry Coote, who also owned TA 411 and 420. He died in 1866 and his executors continued to own the land until about 1875, when Thomas Dixon and James Jones built houses on 411, Paul Coffey built a house that straddled 411 and 412 and George H. Wilson built a house on 412 (on the corner of Hay Street and Oriental Parade).



The coloured drawing that accompanied Lamb's application to build a house off the right of way on the western side of Hay Street. The location today is 218 Oriental Parade. (00233-1899/432, WCA)

In 1876, Frank Stevens, chief clerk of the Land Department, bought Wilson's house along with all the land, excluding the front sections, of both 411 and 412. He negotiated a right of way with Donald McLean, the new owner of 413 (see below). It ran through the north-east corner of 413 and across the rears (south ends) of 412 and 411 and abutted 410. However, the right of way was not sanctioned by the WCC and it remained unofficial access for some years. In 1898, Stevens sold land at the rear of 411 to A.J. Lamb (to which was added land that Lamb bought from John Valentine in 1900). Although one house had already been built adjacent to the right

of way (220 Oriental Parade, see above), Lamb's application to build triggered the WCC to ratify the right of way.³²

Above the right of way, 14, 16 and 20 were all constructed after 1900. The house at 18a (previously 18) was constructed prior to 1900 for Elizabeth Steedman,³³ who lived in the house with her sister Agnes Paul for a number of years. Agnes Paul's daughters Marion and Agnes lived on in the house until the early 1950s.³⁴ Both 18 (2004) and 18a (2007) have been demolished and replaced with new houses.

The other big change to the Town Acre has been the transformation of properties facing Oriental Parade. Just two houses, 230 (c.1875) and 234 (1900), remain from the period up to the early 20th century. No.230, a single storey house, was originally built by Paul Coffey (1844-1921), a shipwright, businessman and local body politician, about 1875. A 1920s stuccoed addition to the front of the house obscures its origins; unquestionably, much of the original dwelling lies behind. This would make 230 Oriental Parade one of the oldest houses in Oriental Bay. Both 228 and 232 are semi-commercial buildings from the 1920s; the former (1924) was originally a house with a garage beneath before its later conversion into a shop. The remainder were built from the 1960s onwards.



A detail from a 1912 image showing 234 (left, two storeys) and 230 Oriental Parade, single storey, with corner bay and white chimney. (ATL 1/1-019986-G, ATL)

³² It's entirely possible that the builders of 220 Oriental Parade used access from Oriental Parade, but it is narrow and steep.

³³ Her name was listed as owner on rate books.

³⁴ See *Wises New Zealand Post Office Directory, 1913-1956*

No.234 was built for publican John Knox Hamilton, and his wife Alice, two years after Hamilton bought the property.³⁵ The house was designed by Francis Penty, a significant Wellington architect best known for his design of the Hunter Building, Victoria University (1904-06, with E.M. Blake). Hamilton died in 1902, soon after the completion of the house, and the house was inherited by trustees, including his wife Alice.³⁶ She lived on in the house until about 1914 and thereafter tenants occupied the house. After a period in the hands of the Riddell family and then as a convalescent home, the house was sold to Peter Moran, a draper, and his wife Mary.³⁷ The Moran family has owned the house ever since, during which time a number of changes have been made to the front of the property, including the construction of the garages.

Behind the row of buildings on Oriental Parade and accessed from Hay Street is an old rectangular villa (6 Hay Street) that dates from the late 1880s. It is not clear who built the structure although it seems likely to have been Frank Stevens. However, rate books show that he only owned one house during this period and that there were only three houses on the Town Acre throughout most of the late 19th century. The house also predates a subdivision that Stevens undertook there in 1893.³⁸

To the east of that, on Hay Street, are the semi-detached houses of 2-4 Hay Street, constructed in 1905 on land that was part of the 1893 subdivision by Frank Stevens. No.2 was partly damaged in a fire in 1931 (in which Ellen Watson lost her life) and then reinstated, which is why its façade is different from its neighbour.

The houses at 8 and 10 Hay Street were built prior to 1900. William Stevens, son of Frank Stevens, lived in no.8, and it seems highly likely that his father was responsible for the construction of both houses. The permit record for no.10 shows that the owner at the time of its construction in 1910 was Frank Stevens.³⁹ No.12 was most likely built shortly after 1900. The applicant on drainage records for no.12 was named as 'Vodanovich'.⁴⁰

In the early 1930s, houses on this town acre began to be converted into flats, with no less than five in place by 1932.⁴¹ Later, in the 1970s, 20 Hay Street, originally constructed in 1919, was turned into no fewer than five flats, which is how it is configured to this day.

One notable occupant of these acres was Spencer Radford (14 Hay Street, built sometime after 1900), who was managing director of the furnishing company Radford and Co. in the first quarter of the 20th century.

³⁵ CT WN76/202, LINZ

³⁶ Ibid.

³⁷ CT WN444/52, LINZ

³⁸ DP 594, LINZ

³⁹ 10 Hay Street, dwelling, 00053-2248, 21 July 1897, WCA

⁴⁰ 12 Hay Street, private drainage connections, 00432-20834, 1900, WCA

⁴¹ See *Wises New Zealand Post Office Directory*, 1932

413, 414 and 415

With the exception of the house built on 415 by William Bannister, these acres were unoccupied for most of the 19th century, possibly because of the relative inaccessibility of most of the land they encompassed. The original owner of 413 and 414 was Francis Baring, a supporter of the New Zealand Company. An absentee owner, he gave his name to Baring Head, Baring Street and Ashburton (he was also the 3rd Baron Ashburton). In 1876, he sold the land to pastoralist and benefactor Donald McLean (later Sir Donald), who held on to them for a further 17 years.

In 1894, McLean donated the land for the construction of a convalescent home. Convalescent homes were intended to allow people to recover from a period in hospital in a dedicated facility. They were becoming much sought-after adjuncts to hospitals in the late 19th century, but all the capital and running costs had to be raised from private sources.

The first attempt at building such an institution began in 1881 but foundered for lack of funding. In 1888 the Wellington Hospital Trustees supported construction to give patients ‘a change of scene and air when in a convalescent state, [and] recover much more quickly than they would cooped up in the Hospital grounds’. It was also going to save the hospital money by removing the cost of caring for convalescents.



The Convalescent Home very soon after it opened. (10XB-1019-G, ATL)

Another effort began in 1892, when a group of influential Wellingtonians set up a trust to raise the money from the community and, with the strong support of Lady Glasgow, wife of the Governor-General, within two years had enough funding to build the home, which was designed by local architect Francis Penty. As access from Hay Street was only possible on foot, a

means of vehicular access was required. The nearest road on a similar elevation was the eastern end of Shannon Street, so a drive was cut through the Town Belt from the end of Shannon Street. This road survives today as Bayview Terrace. During planning and construction, a temporary convalescent home was opened in Wadestown in 1893.

The Convalescent Home was opened on 12 December 1894 by Lord Glasgow. It was administered by the Wellington Hospital Convalescent Home Contributors and managed and staffed entirely by women. Initially built to accommodate eight adults and one child, the building was expanded in 1903 with an addition designed by Penty. A solarium (1913) and a garage (1924) were also added. The home operated for 78 years before it closed in 1971.



An aerial image of TA 413, 414 and 415, 1945, showing the Convalescent Home (top), the three houses behind and the four houses on Hay Street to the right. (Retrolens.com)

The demolition of the former Convalescent Home took place soon after its closure. Then the land sat unused for some years despite being purchased for the French legation. In 1982, Fletcher Residential took ownership of the land and began planning and building an enclave of eight houses on the land. They were all large dwellings, some of which were arranged in multiple floors down the slope towards Hay Street. In 1988, slightly controversially, one of these houses was earmarked for the Iranian Ambassador.

The construction of Bayview Terrace also allowed a subdivision to be built on the south end of town acre 415, behind the Convalescent Home, around the turn of the 20th century. TA 415 was originally owned by Joseph Stayner, a ship and insurance broker based in London with strong connections to the New Zealand Company.⁴² Following its occupation by William Bannister and then Eugene Bellairs, the acre was bought by, builder John Twist (1840-1914), in 1875. He married Edith Webby's daughter Grace in 1868 and they moved into the former Bannister-Bellairs house following their purchase. They had seven sons and one daughter. Their house burned down in 1893⁴³ and they moved to Cuba Street. Grace Twist died in 1895.

In 1898, TA 415 was brought under the Land Transfer Act in 1898 by John Twist and his daughter Edith Meyer. They then on-sold the land to solicitor Oswald Beere. Beere quickly sold three sections.⁴⁴ In all, four houses were built on that portion of 415 that fronted Hay Street from 1898 to 1902. These houses, some of them quite substantial, were built below the hill but had views out to the north. No.44 was remarkably tall, with commanding views over the bay. It was converted into flats in 1938 by solicitor, businessman and property owner, Sir Kenneth Douglas.⁴⁵

In a similar time period to the houses to the east, three houses were erected on the elevated, western side of 415, behind the Convalescent Home. They once had a Hay Street address, but have been listed as 32-36 Bayview Terrace since World War II. They have all been significantly altered.

⁴² Ward p.197

⁴³ *New Zealand Times*, 19 September 1893, p.2

⁴⁴ CT 91/120, LINZ

⁴⁵ 44 Hay Street, convert dwelling to flats, B17249, 12 November 1937, WCA

Town acre 416 has had the longest continual occupation of any in the study area. Originally owned by absentee owner John Wright, it was purchased by Henry Masters in 1865. Henry James Masters (1830-1878) was born in Cork, Ireland. He married Margaret Susannah Robson (1832-1891); date unknown. It seems likely that he (and possibly his wife) arrived in Auckland at some point in the mid-1850s. Masters joined the Crown Lands Department in 1858 and rose to be Chief Clerk. When the government moved to Wellington in 1865, he and his family went too. The Masters had at least six children – four girls and two boys. The youngest, Henry, died at the age of 10 in 1874. Another child, Cecil, died at the age of eight months in 1859.

The family lived in Frederick Street in Te Aro for a short period before moving into a brand-new house on Town Acre 416 in 1866, the earliest built in the study area. It was described in 1879, the year after Henry Masters' death, as a 'very substantially built house, containing seven rooms and well supplied with water; coach-house, stable, poultry-house and green-house.' It noted that the 'upper part of the acre is laid down in grass and fenced from the garden and without interfering with the homestead, would cut up into four choice building allotments...' Given the general slope of Town Acre 416, that would put the house towards the western end, near Hay Street and almost certainly on the current site of the Morgan residence. A right of way later provided access to the eastern end of the town acre.

The *Otago Daily Times* assessed Masters' effectiveness in the Crown Lands Department just before he died. It described it as 'absolute cruelty' to keep him employed. 'His health is too bad to enable him to do the duties even if he were willing, and understood them. He, of course, cannot be turned adrift, but he should forthwith be pensioned. His salary is £400 a year, and no one would grumble if he carried a fair proportion of this with him as a pension. The Colony would save by having a younger and more energetic officer in his place.'⁴⁶

Masters died later that year (in September). It can be assumed that his passing was no surprise. He was, however, only 48. His widow and children remained in the house for a short period and then left New Zealand altogether (they shifted to Hobart, Tasmania). The sole surviving son, William, was by then living in London.

In 1879, following Henry Masters' death, the acre and the Masters' house was put on the market, although it did not sell immediately. By 1882, it was in the hands, briefly, of architect and surveyor Fairly Tronson,⁴⁷ while it remained in the ownership of the executors of Henry Masters' estate. In January 1883, the property was purchased by Honora Gleeson, an émigré from Australia. She had already been married (and had children) but there is no record of her in Wellington prior to 1879. She had a confectionary shop on Lambton Quay. Honora Gleeson married draper James McDowell (1844-1914), originally from Ireland, on 30 May 1883 at her

⁴⁶ *Otago Daily Times*, 9 April 1878, p.2

⁴⁷ See Cook Ward Rate Book, 1882-1886, WCA

recently acquired house.⁴⁸ The McDowells upgraded or rebuilt the house at some point in the mid-1880s, which they named 'Riversdale'. The couple took out a second mortgage late in 1887, so that might indicate the timing of the work.⁴⁹ By 1888 it was reported to have 11 rooms. This information was provided in advertisements promoting the subdivision of the acre and the sale of the house and surrounding property.⁵⁰

It took until the following year (March 1889) for the house and front half of 416 to be sold to Richard Septimus Ledger⁵¹ (1826-1896), a commission agent and former member of the militia corps of Wellington. He arrived in Wellington in 1858 to take up the role of sub-manager of a branch of the Intercolonial Royal Mail Steam Shipping Company. He later moved to Thames to try his luck on the goldfields, before returning to Wellington to set up in business as a shipping and commission agent.⁵²

The month after Ledger purchased the property, a deed for a right of way was prepared and signed by Honora McDowell and Richard Ledger.⁵³ This right of way, which exists to this day, ran from Hay Street north before turning east along the northern boundary of the town acre. This enabled subdivision of the eastern half of the town acre and it allowed the McDowells to build a new house for themselves at the far end of 416. Rate books indicate that this house was completed in 1890. It should be noted that no maps of the area show this house; its existence can be confirmed because of contemporary photographs, rate book entries and a mortgage taken out by the McDowells late in 1889. While this was going on, James McDowell was declared a bankrupt, a situation that may have prompted the couple to downsize.

Unfortunately, on 6 August 1890, the new McDowell residence burned to the ground.⁵⁴ Honora McDowell dropped a kerosene lamp and the flame quickly turned into a conflagration. Not all the contents were insured. The house was rebuilt⁵⁵ and the couple stayed on, for a short period anyway. In 1895, Honora put three sections on the market and offered to arrange to build an eight-roomed house on two of the sections.⁵⁶ Rate books indicate that up to three dwellings were on 416 at any one time, although maps of the area only show the main house.⁵⁷

⁴⁸ *New Zealand Times*, 30 May 1908, p.8. Oddly, the marriage notice was placed three years after the couple's marriage ended by James McDowell. Honora McDowell was Catholic, which didn't prevent her from getting married by a Presbyterian minister in her own home.

⁴⁹ See Deeds Index, Town Acre 416, instrument 54684, 24 November 1887, ANZ

⁵⁰ *Evening Post*, 7 July 1888, p.3

⁵¹ *New Zealand Times*, 7 March 1889, p.4

⁵² *Evening Post*, 23 June 1896, p.2

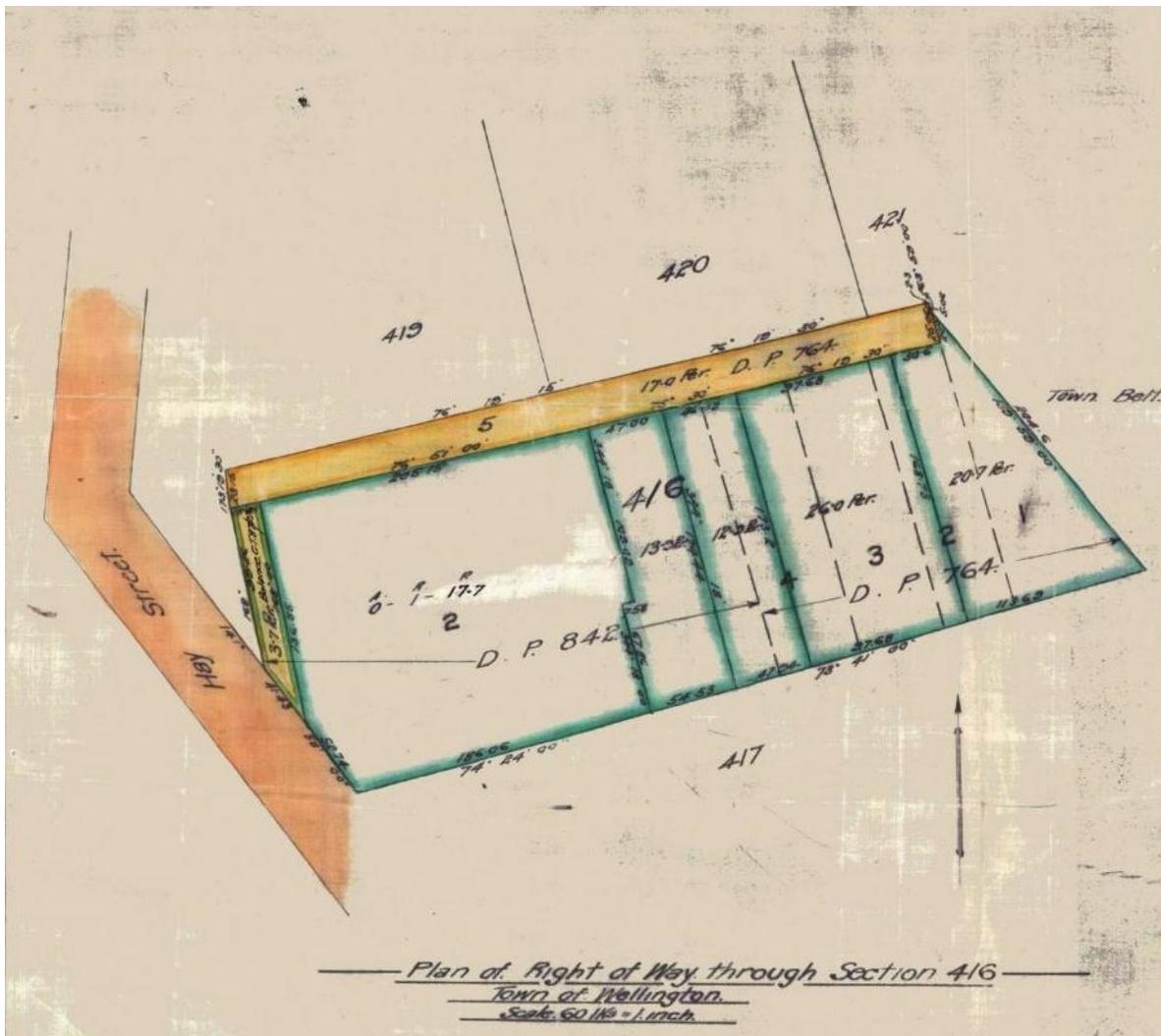
⁵³ Right of way in front of 35 Hay St, 1889, 00002_1_4, WCA

⁵⁴ *New Zealand Times*, 7 August 1890, p.2

⁵⁵ This is inferred from the continued listing of the house in rate books. No reference to the reconstruction of the house has been found.

⁵⁶ *Evening Post*, 21 October 1895, p.3

⁵⁷ Plans of the area show no other houses on 416 prior to 1900.



An undated plan, possibly 1889, showing the right of way across Town Acre 416. Section 2 contained the Ledger residence. (00514:04:10, WCA)

The McDowell's decision to put their house at the far end of the town acre got them into difficulty in 1896 when Honora McDowell tried to bring her property of approximately 1,500m² under the Land Transfer Act. The Land Transfer Department and the Wellington City Council contested the boundary of the property, stating that it was encroaching into the Town Belt.⁵⁸ In 1897, Honora McDowell took the matter to the Supreme Court. The Chief Justice told the WCC to institute proceedings to set aside her Crown Grant to the land.⁵⁹ The extent of the property was established in Masters' time, with a surveying mistake leading to fences being erected and a traditional, if dubious, boundary being established. There seems little doubt that at least part of the house (possibly all of it) was outside the boundary of 416. By 1897, Honora McDowell's house had dropped off rate books and she was only paying rates on the land. Street directories likewise show that the couple had left Hay Street and they never returned. The couple

⁵⁸ *Evening Post*, 15 April 1897, p.6

⁵⁹ *New Zealand Mail*, 27 May 1897, p.34

presumably had to relinquish the house because it was on public land. The McDowells later divorced and Honora McDowell moved back to Australia. The house they abandoned appears in old photographs of the area, sitting behind maturing trees and the houses at the top of Telford Street.



A view of Hay Street and environs (c.1890), with no.35 visible to the right (before the addition of the verandah and east wing) and, further up the hill at the top of the town acre, the gleaming white pile that is the McDowell's house (first or second iteration). When the Town Acre boundary was properly surveyed, most of this house ended up in the Town Belt and had to be abandoned. (1/2-003686-F, ATL)

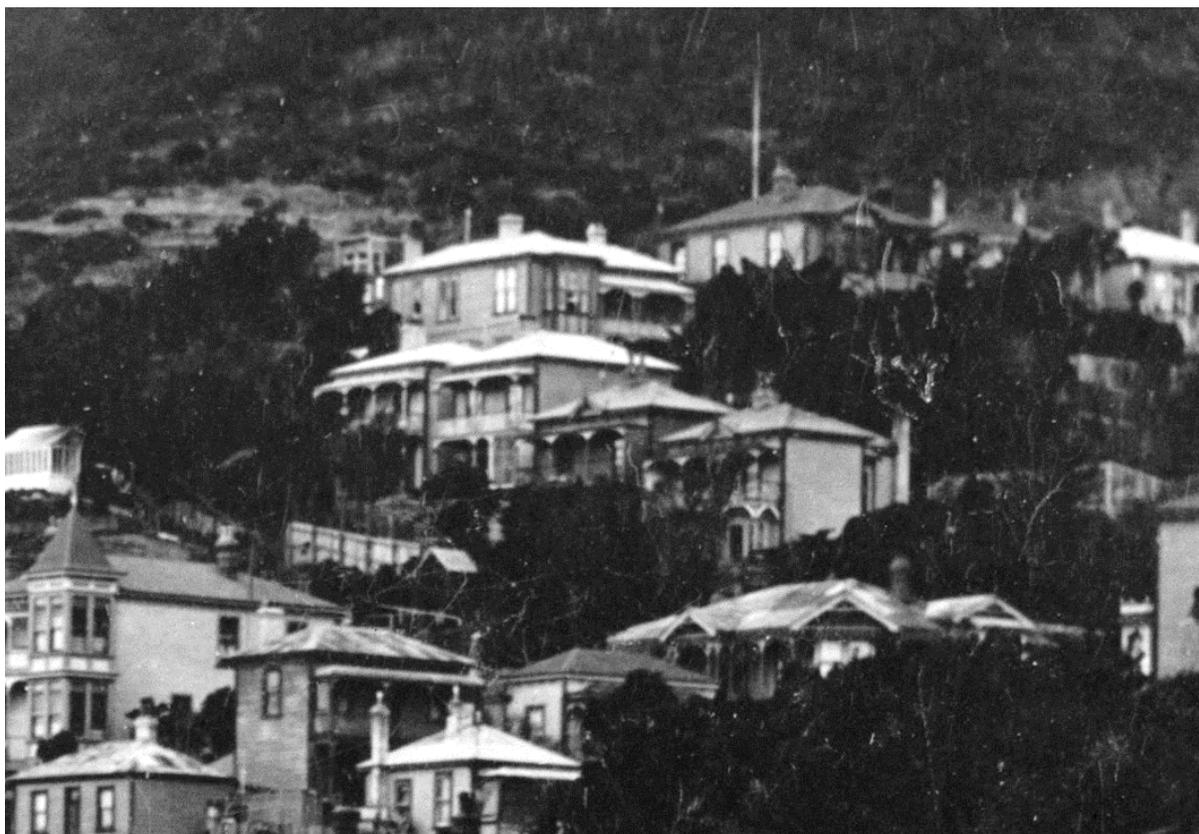
Richard Ledger died in 1896 and the property was briefly occupied by his son Louis before it was sold to Joseph Bridge, a dentist, the following year. There were by then three separate owners of land in 416 – Bridge, Henry Salter, a marine engineer, and his wife Annie, who were living in Hay Street by this time, and Honora McDowell.⁶⁰ The right of way on 416 briefly acquired at least two names – Bridge's Avenue, after Joseph Bridge, and Kilrudden Avenue, which was named after the county that James McDowell hailed from.⁶¹ Four houses were built alongside (25 to 31 Hay Street) around the turn of 20th century. A photograph taken of the area about 1908 shows that they were all similar in appearance – two storeys with double-height verandahs.⁶² In May 1909, a devastating fire tore through the houses on the right of way. Nos

⁶⁰ Architect C.W. Tringham referred to a (presumably proposed) house for Mrs Salter in Hay Street in 1897. See: Further regarding Mrs Salter's house at Hay Street - C W Tringham, 1897/1409, 25 August 1897, WCA

⁶¹ Water supply right-of-way (Kilrudden Avenue) off Hay Street, Salter - C W Tringham, 00233-1916/1337, WCA

⁶² 00138-8600, WCA

25-29 were totally destroyed and no. 31 was partially damaged.⁶³ The report of the fire indicated that it began between two of the houses (25 and 27) and quickly spread. The fire brigade was too late to save much except part of 31. The houses were quickly rebuilt and reoccupied, with the exception of no.29, which no longer exists, although a gap between 27 and 31 shows where it would have stood. A party wall on the east side of no.25 suggests that this house might have been intended to be semi-detached. No.31 was restored to its previous appearance, although it was much altered later.



The row of four houses with verandahs (middle) mostly destroyed by fire in May 1909, pictured between 1907 and 1909. A glimpse of the abandoned McDowell house can be seen directly above the house to the left. (00138_0_8600, WCA)

The house at 35 Hay Street was sold by Bridge to another dentist, Harold Frost, in 1911.⁶⁴ He retained the house until 1922, but by then it had been converted into a boarding house – ‘Glenalvon’. The boarding house survived numerous owners and changes of house managers over a near 30 year period. It was during this time that the house was extended and some outbuildings removed.⁶⁵

⁶³ *New Zealand Times*, 18 May 1909, p.7

⁶⁴ CT WN154/186, LINZ

⁶⁵ Housing Survey 1937, Map P35, 00514-64, WCA

In 1953, the property was sold to Alister Hector (Cam) Campbell (1908-1978). Campbell made big changes to the property, converting it firstly into two flats (presumably one on each floor)⁶⁶ and then three, in 1965. In 1959, he subdivided the property, leaving the old house in Lot 1 and selling Lot 2 (the garden attached to the house) to surgeon Arthur Beasley.⁶⁷ Beasley then built a house of his own, which stood until 2020.

The house was returned to a single dwelling by Tony Wilson in 1978.⁶⁸ He made a number of other changes to the house and grounds during his period of ownership. The house has been owned since 1994 by Gareth and Jo Morgan, who in 2020 bought and demolished no.37 to, among other things, reinstate the garden and the late 19th century boundaries of the property.

Up to 10 houses in all were built on town acre 416, including the McDowell's ill-fated dwelling. Along with 25-31, no.33 was built in 1902, and, as mentioned, 37 in 1959. Both 11 and 26 Telford Terrace were built much later – in 1999 and 2000 respectfully by Brendon Melville who lives in No 9 Telford. Nos 25, 27 and 313 – all also owned by Brendon Melville since 1995 – have been flats for the majority of their histories.

⁶⁶ 35 Hay Street, conversion of dwelling to two flats, B34609, 9 June 1953, WCA

⁶⁷ CT WN528/100, LINZ

⁶⁸ 35 Hay Street, convert 3 flats to dwelling and build retaining wall, C50257, 18 September 1978, WCA

417 and 418

Absentee landowner John Wright was the original purchaser of these acres. The subsequent history of the land ownership is confusing. Land records show that the land was soon acquired by Robert Hill, of whom nothing is known (he may also have been an absentee owner). Hill received a Crown Grant for the land in 1878 and then brought it under the Land Transfer Act.⁶⁹ However, rate books show the owner – from as early as 1869 – as Brigham Ferard, a Resident Magistrate, who lived in Wellington but later moved to Napier. Ferard's name is on the certificate of title issued for the land in 1878.⁷⁰

In 1882, TA 417 was advertised for sale, together with a six-roomed house.⁷¹ There is no other record of a house on 417, or 418, so it is assumed that the number was written in error. Ferard remained the owner of the land until 1896, when he sold both acres to William McIntosh Muir (1844-1927). Muir, who lived in Majoribanks Street, Mt Victoria, was the proprietor of the *New Zealand Times*, but after he retired, he successfully took up land speculation and owned and developed many town acres across Wellington.⁷² He formed Telford Street as a right of way across Town Acres 417 and 418 in 1898. Irvine-Smith suggests that Muir named his private street after John Telford, an early merchant, who later settled in Christchurch.⁷³ Alternatively, Muir may have been inspired by Scottish civil engineer Thomas Telford, famous for building, bridges, canals and roads.

Muir saw an opportunity to build houses on the relatively flat land on the east side of the acre, but it meant a climb from Hay Street to get to that land. An engineer engaged by Muir described the land as 'steep and difficult to deal with, necessitating considerable cutting on Hay Street. Therefore I would respectfully request the Council to authorise the roadway to be 30ft wide including and channelling – leaving a space of 5ft wide on either side, making in all 40ft'.⁷⁴

Surveyor E. Holroyd Beere completed his plan in 1897⁷⁵ and Muir's subdivision was approved by the WCC the following year. He advertised 14 sections for sale in June that year,⁷⁶ and sold his first section in October.⁷⁷ By 1900 there were eight houses standing.⁷⁸ At least two more were added by 1902. In 1903, Telford Terrace was identified as a private street that was to be taken over by the WCC.⁷⁹

⁶⁹ Deeds Index - Town of Wellington - Folio 355 to Folio 711, Town Acre 417, ANZ

⁷⁰ WN15/287, LINZ

⁷¹ *New Zealand Times*, 23 October 1882, p.3

⁷² *Press*, 15 July 1927, p.6

⁷³ Irvine-Smith p.269

⁷⁴ 'Application for consent to right of way at Hay Street', 00233_1897;207, WCA

⁷⁵ DP 923, Land Information New Zealand

⁷⁶ *Evening Post*, 19 June 1897, p.8

⁷⁷ WN15/287, LINZ

⁷⁸ Courtesy of a later iteration of the Ward Map, updated in 1900. See 00514:05:01, WCA

⁷⁹ *New Zealand Times*, 25 September 1903, p.6

A notable feature of Telford Terrace is a large retaining wall built at the top of the street (on the east side) in front of what was a prominent dwelling at no.18 (now demolished) that was built for Thomas and Louise Rotheram. It incorporated three sections (Lots 12-14 DP 923) and was oriented towards the harbour. Thomas Rotheram was an engineer and spent much of his time away from Wellington. He was chief engineer of the West Australian railway when he died in 1903 at the age of 55.⁸⁰ His widow lived on in the house they bought until her death in 1921.

The remainder of the houses were built square-on to the street. Telford Terrace was later infamous for a brothel owned by Bill Crowe at no.20. Now also demolished, this house was similar to the other generously-sized houses in upper Telford Terrace. Some other notables who lived in Telford Terrace included Charles Adams (1870-1945), government astronomer for over two decades (no.7) and Percy Morgan (1867-1927), director of the Geological Survey (no.20). The street was home to a number of senior civil servants and businessmen during its early decades, a sign that it was seen as a respectable and desirable street to live in. Robert Darroch, the secretary the Navy League and the prominent former principal of Roseneath School, lived at no.4 in his later years.



The houses on the east (upper) side of Telford Street, sometime in the 1930s. The Rotherams' house [no.18] is the one closest to the camera. (00138_0_8648, WCA)

⁸⁰ *New Zealand Mail*, 16 September 1903, p.3

TA 419 was another town acre to be subdivided in the mid-1870s. The original owner of the acre was the aforementioned Joseph Stayner. By 1868, the land was owned by his New Zealand lawyer William Dorset, who was issued the Crown Grant. Dorset was still the owner in 1874, when an advertisement offered the town acre for sale.⁸¹ In 1876, Dorset sold the acre to the Rev. Charles Ogg, a Presbyterian minister. Ogg championed the immigration of his fellow Scots, including Shetland Islanders, and his purchase of the land gave him an opportunity to support some of those people. He subdivided the land into nine (later 10) sections and began selling them.⁸² It was the first comprehensive subdivision of any acre in the study area and Ogg sold his land relatively cheaply to people who were far from wealthy.

Although the first houses may have been built up to two years earlier, the first record of any occupancy of 419 was a street directory of 1878-79, which listed Lawrence Arcus, a boat builder (Lot 2, purchased 1882), William Taylor, also a carpenter (Lot 8, 1877, on-sold to him immediately by Margaret Gray), John Fraser, labourer (Lot 6, 1877), and Andrew Mowatt (Lot 4, 1877), also a labourer, as residents.⁸³ Others who bought land about the same time from Ogg and built houses (but were not listed in that street directory) were Thomas Osborn (Lot 7, 1878) and James Muir (Lot 9, 1877).⁸⁴ A Robert Arcus (surely related to Laurence Arcus), bought Lot 5 in 1878 but nothing more is known about him or his connection with 419. In fact no record of a Robert Arcus has been found in any other source.

The Arcus family

The Arcus family, who occupied the property on the corner of Hay Street and Oriental Parade, had recently arrived from the Shetland Islands, Scotland. The family and their descendants became fixtures in the area. Lawrence Arcus (1822-1905) married Johannah Smith (1819-1903) in 1849 and they (and seven of their eight children) emigrated to New Zealand about 1875.⁸⁵ Arcus was definitely living in a house on Lot 2 (corner section) from 1878 but records show that he did not own the land until 1882. Over time he built two more houses on their property – 242 Oriental Parade (c.1880s) and 1 Hay Street – and numerous outbuildings.

Johannah Arcus died in 1903 and her husband died in 1905. His executors (four of his sons), sold the original Arcus house to brother-in-law William Ward, a mariner,⁸⁶ who had married Joan Arcus. William and Joan demolished the family home and built a large, two-storeyed house on the corner of the property – 240 Oriental Parade – in 1908. It was designed and

⁸¹ *Evening Post*, 8 September 1891, p.3

⁸² Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.1, Part 2, ANZ

⁸³ *Stone's Wellington, Taranaki and Hawkes Bay Directory, 1878-79*

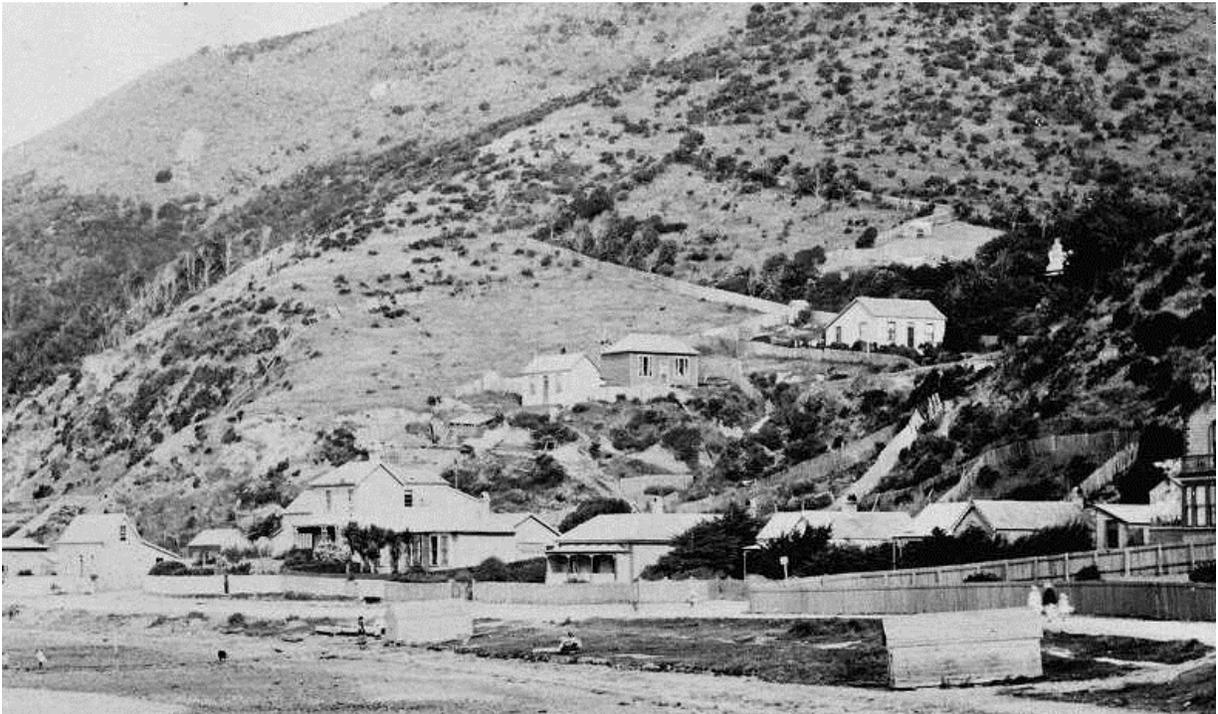
⁸⁴ Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.1, Part 2, ANZ

⁸⁵ See 'North Isles Family History' <https://www.bayanne.info/Shetland/getperson.php?personID=111007&tree=ID1> [retrieved 18 July 2021]. Their oldest child, Jane, 23, died on the Shetland Islands in 1874.

⁸⁶ See CT WN87/185 or *Wises Post Office Directory, 1900-1917*

built by Mace and Nicholson; the contract price was £1,020.⁸⁷ William Ward died in 1917 and his widow Joan and immediately sold the adjacent 242 Oriental Parade.⁸⁸ She died in 1939 and the property – minus 1 Hay Street, which was sold – was inherited by their daughter Janet, who never married and lived in the house most of her life. In 1946, she divided the house into two flats, one on either floor.⁸⁹ Janet Ward lived downstairs and a succession of tenants lived upstairs. Janet Ward died in 1978 and the property remained in the hands of her executors, South British Guardian Trust Company Ltd., until 1993, when the property was purchased by lawyer Sandra Moran.⁹⁰ Janet Ward was also responsible for the construction of 1 Hay Street, comprised of two flats (now three) and completed in 1928.⁹¹

By 1880 there were seven houses occupying 419, with the majority of the occupants also owners. Nearly all the houses were modest dwellings on small parcels of land. A few of the houses were built on or near the street (more followed), the rest were on the slope above the road, reached by paths or steps. The somewhat precarious nature of the ground (as described above) cannot have made establishing dwellings easy.



An image from the early 1880s of the visible part of Hay Street. The Arcus family home is the house at the left with the steep roof and lean-to to the rear. (00138_0_8648, WCA)

⁸⁷ 240 Oriental Parade, dwelling, 7817, 18 October 1907, WCA

⁸⁸ CT WN87/185, LINZ

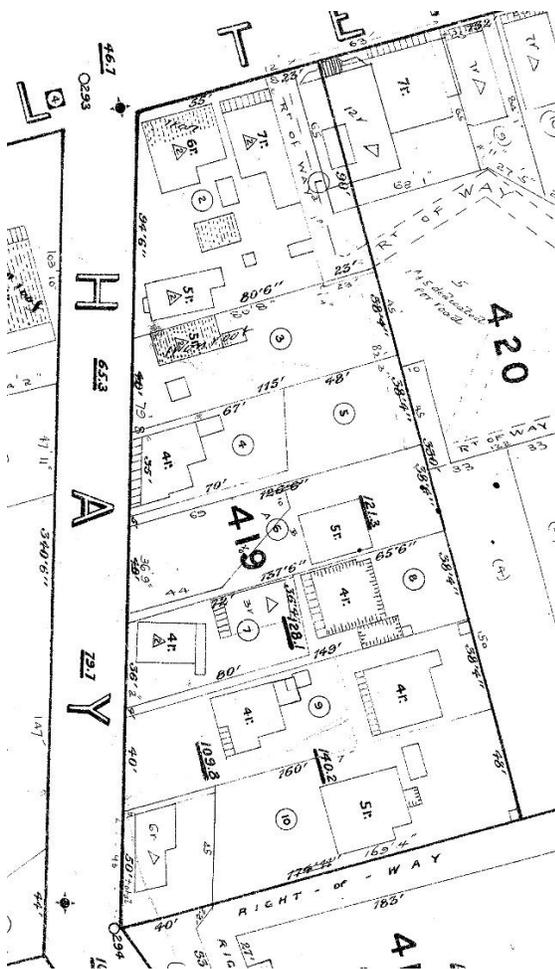
⁸⁹ See 240 Oriental Parade, convert dwelling to two flats, B25065, 17 June 1946, WCA

⁹⁰ CT WN475/6, LINZ

⁹¹ 1 Hay Street, dwelling – 2 flats, B5410, WCA

From an examination of existing records, parts of three houses (242 Oriental Parade, 19 Hay Street and possibly 7 Hay Street) may remain from the period prior to 1891. However, at least three of the original houses on the acre were lost to fire or landslide, so it's difficult to date all of them with absolute confidence. Changes and additions, including second storeys, have obscured some original portions of buildings. Attributing names to houses is also problematic in that owners did not always live in their houses and tenants sometimes paid the rates on a property. Linking occupation to house numbers is only really possible from the early 1900s when street directories began numbering houses. Turnover was also frequent, further muddying the story.

By 1900 the acre contained 13 houses; only one lot had no house on it. The relatively intense concentration of dwellings is reminiscent of some other parts of Wellington, like the older streets of Thorndon. The small plots of land available for sale would have appealed to people



Building footprints in TA 419, Ward Map, 1900. (00514_04_10 as, WCA)

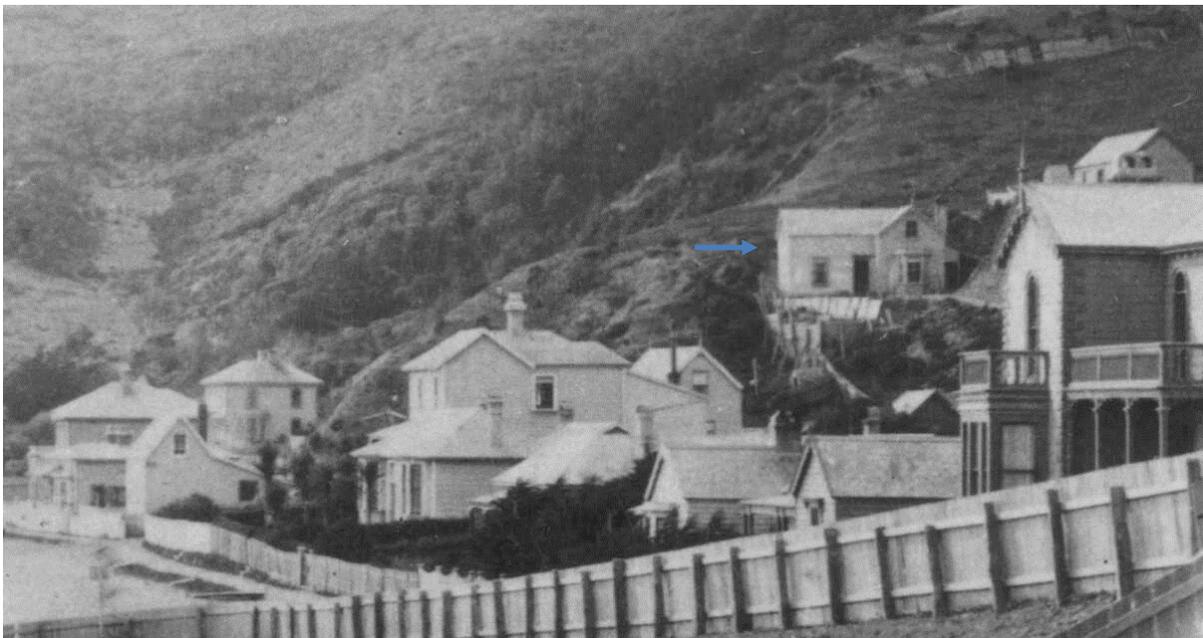
with reduced means. It enabled them to buy land and build a house close to the city. This helped broaden the range of occupants of Hay Street. Although many of the lots were divided from the outset, Lots 3, 6, 9 and 10 were single lots across the entire width of the acre. All but one of them (3) were later subdivided.

By 1905, there were 17 individuals or households living on TA 419. Some of them were already long-standing residents. Gavin Colvin, a shipwright, who lived at 5 Hay Street, bought Lot 3 in 1882 and was living there by the following year. He married Janet Arcus, eldest surviving daughter of neighbours Laurence and Johanna Arcus. Colvin owned two houses side-by-side, one of which (3 Hay Street) was burned down in 1910 and replaced by the existing dwelling the following year. He presumably moved to 5 Hay Street when it was constructed in 1904 and stayed until the early 1920s. He, aged 90, in 1935. His wife pre-deceased him in 1921.

Likewise, John Fraser, a boiler maker, had been living in Hay Street since 1877 on Lot 6. It seems likely that he built a cottage at the rear of the property (now 2 Baring Street) that year. In 1898 or 1899 a new house was built at the front (now

9 Hay Street) and occupied by William Fraser, an accountant and presumably a relation. John

Fraser subdivided off that house and sold the property to William.⁹² In 1907, John Fraser was living at 9a and William and his wife Ada in 9, which they shared with Ada's brother Henry Rossiter, a watchmaker.⁹³ John Fraser died in 1924 and 9a was presumably sold. The first new occupant was Thomas Rooney, a butcher. In 1929, William and Ada's residence was converted into two flats, 9a and 9b. William Fraser died the following year and his widow lived on in 9b until her own death in 1957. The Fraser family therefore had an 80-year association with Hay Street. A later occupant of 9b – in the 1960s and early 1970s – was Ngati Tūwharetoa leader Tīmoti Te Heuheu⁹⁴ (1944-2012), later husband of National Party cabinet member Georgina Te Heuheu.



This 1878 image of Oriental Parade looking towards Hay Street shows the house (arrowed) that was built on Lot 5 (behind 7 Hay Street) but disappeared in the mid-1880s. (00138_0_721, WCA)

Lot 4 (7 Hay Street) was bought by Andrew Mowatt, a labourer. He and his wife Agnes built a house on the land almost immediately because he features in the 1878 street directory. They lived there until the late 1890s. The earliest confirmed subsequent occupant was Henry Newtown (in 1907). By this time the house had been converted into a boarding house. In 1910 the house was badly damaged in a fire and substantially rebuilt, which explains its Edwardian appearance. At some point prior to 1919 the property was acquired by the aforementioned Gavin Colvin.⁹⁵ The house remained a boarding house for decades. Long-standing owners and occupants of the house from the 1950s were Reginald Clarke, a journalist and public servant, and his wife Jean.⁹⁶ They added a carport to the south side of the house in 1973.

⁹² Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.1, Part 2, ANZ

⁹³ *Stone's Wellington, Taranaki and Hawkes Bay Directory*, 1905

⁹⁴ *Wises New Zealand Post Office Directory*, 1968-69-1975

⁹⁵ CT WN259/218, LINZ

⁹⁶ *Wises New Zealand Post Office Directory*, 1955-1975

Lot 5 sits directly behind Lot 4 and abuts Baring Street. The owner was Robert Arcus. It appears that he erected a house (it was shown in a photograph from 1878) but quickly on-sold the property to Peter Hodge.⁹⁷ Hodge may have lived there (records are not clear on this) but by 1886 the house was gone.⁹⁸ It is assumed that it was the victim of fire or landslide, but there is no record of either. The land has not been used for building since and is currently in the ownership of the WCC.



In the middle of this image, taken in the 1890s, are four cottages on the elevated part of Hay Street; from left to right: 2 Baring Street, 15, 19 and, slightly obscured, 21 Hay Street. (10X8-0006-G, ATL)

At some point, possibly in the 1960s, 9 Hay Street was renumbered 2 Baring Street (the house is right next to the street). Earlier, in 1928, William Fraser had nearly £2,000 of work done on the house and significantly enlarged the house.⁹⁹ It implies that the original house may still exist within the revamped dwelling – an older roofline is visible behind the additions. More additions and alterations were made around the turn of the 21st century. Both the former Fraser houses have had numerous owners and occupants over their histories.

Three houses at 11-15 Hay Street occupy what was once Lot 7. Rate books state that Thomas Osborn, a grocer, owned two houses on Lot 7. He advertised a house for sale in 1877¹⁰⁰ and by

⁹⁷ Cook Ward Rate Book, 1880-81, WCA

⁹⁸ The building stopped appearing in rate books and in photographs.

⁹⁹ 9 Hay Street, dwelling additions and alterations, B5119, WCA

¹⁰⁰ *Evening Post*, 3 December 1877, p.3

then was living on the street himself. So it would seem that Osborn's houses were both built by 1877. Osborn subdivided the land in 1883 and sold both sections; it's not clear where he went after that. The front section, including the house, was bought by Edwin Pollard, a photographer and yachtsman.¹⁰¹ Pollard sold his property to John Bishop, a manufacturer's agent, in 1892. Bishop made alterations to the house about 1897 that deviated from the lodged plans and got him in trouble with the Wellington City Council. There is one permit that refers to a 'relocation of a dwelling'.¹⁰² His changes meant the building no longer fully fronted the street or a right of way, as required (for sanitary and security purposes).¹⁰³ The matter went all the way to the Supreme Court. The fate of the house is unknown. It was clearly rebuilt because the house that was there no longer exists. WCC building permit records do not make it clear when this happened. The style suggests it was built during the 1920s. A second house was added to this section in 1898, presumably by Bishop. Remarkably, the two houses were owned jointly on the same title until 2008, when they were finally subdivided and separate CTs issued.¹⁰⁴ Bishop sold the property in 1903. The longest ownership was that of Henry Little, a foreman, who held the properties until 1940. Sculptor Virginia Barton-Chapple owned the properties from 1981 to their subdivision.¹⁰⁵

Thomas Osborn sold the other half of Lot 7 (no. 15) to James Lawrence, also in 1883. Lawrence sold the property to William Henry Jones in 1892. By this time the house had a verandah and a lean-to to the rear. W.H. Jones sold it in turn to Ernest Jones, a plumber and possibly a relation, in 1898.¹⁰⁶ By the early 1900s, a second storey had been added to the house, or it was completely rebuilt; there are no records to confirm it. The footprint and roof are nearly exactly the same, which may be a clue to what occurred. Jones did not live in the house after the early 1900s and it was occupied by a series of tenants. The house was listed in street directories as two flats (15a and 15b) in the early 1900s so that might explain the addition of the second storey, although this arrangement did not last long. It has been a single address since about 1910. Longstanding owners and occupants were Christian Berg, a watersider and his wife Alice, who almost certainly bought the house off Jones. Their son, Ivor, a cabinetmaker, was also listed as living in the house. The Bergs still owned the property in the 1950s.¹⁰⁷ In 1984, the house was significantly extended, including the addition of a garage, by Richard and Claudette Sedgewick. Their proposal encroached on residential rules and had to be publicly notified.¹⁰⁸

William Taylor owned Lot 8, later Lot 9, for just a year before the property was acquired by William Travers, a solicitor, in December 1878.¹⁰⁹ Travers advertised a villa in Oriental Bay for

¹⁰¹ *Wairarapa Daily Times*, 13 January 1905, p.4

¹⁰² 11 Hay Street, relocation of dwelling, 2116, 30 April 1897, WCA

¹⁰³ *New Zealand Times*, 17 November 1898, p.4

¹⁰⁴ CT WN85/167, LINZ

¹⁰⁵ *Ibid.*

¹⁰⁶ Deeds Index - Wellington Town Acre - Folio 1 to Folio 471, Record no.: 35 Part 1, ANZ

¹⁰⁷ *Stone's Wellington, Taranaki and Hawkes Bay Directory, 1905-1948; Wises New Zealand Post Office Directory, 1951-*

¹⁰⁸ Building: 17 Hay Street, R J and C A Sedgwick, 6/5855, 1983, WCA

¹⁰⁹ Deeds Index - Wellington Town Acre - Folio 1 to Folio 471, Record no.: 35 Part 1, ANZ

letting with a few to purchase that same month.¹¹⁰ It seems most likely that this is the same house (now 17 Hay Street) that rate books show was built – on the western side of the property – by 1880.¹¹¹ It seems to imply, though, that Taylor built the house. Travers sold the property to George Williamson, a sharebroker, who also owned much of Town Acre 420. Williamson held the property for a year before selling it to Alfred Waters, a merchant, who did not live in the house either. Waters built a second cottage on the section in the late 1880s.¹¹² It was certainly in place by 1890. In 1904, Travers sold the property to E.M. Evatt. By 1910, the house was altered and extended to the rear. It was rented out as a whole house or occasionally as rooms – presumably as part of a small boarding establishment. The verandah was later enclosed and extended and there have been many other changes to the house over the years. The house had a remarkably regular turnover of occupants over its few decades. The Pratley family has owned the house since the middle of last century.



A 1910 image show 2 Baring Street, 15 and 17 Hay Street, 1910. Obscured is the roof of 21 Hay Street. (1/1-019756-0, ATL)

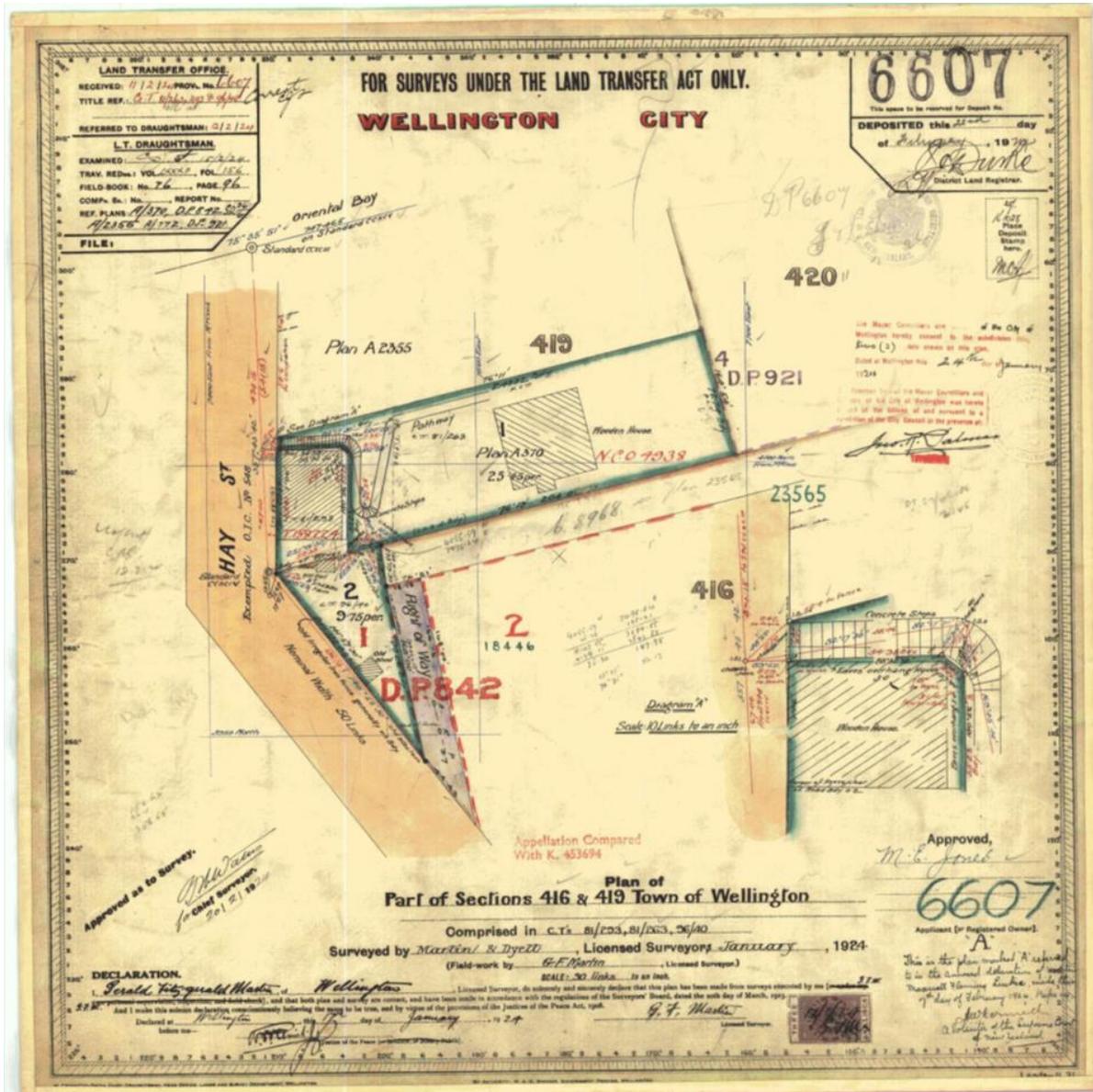
Lot 9, later Lot 10, was acquired by James Muir, a blacksmith, in 1877, who arrived with his family in Wellington 1874. He is likely to have built a house immediately, on the high part of the section; the Mairs, wife Helen and five children were living there by 1878. The family owned the house until 1903. In 1896, the section was subdivided and Mair's son, James Jnr., a builder,

¹¹⁰ *Evening Post*, 9 December 1878, p.3

¹¹¹ Cook Ward Rate Book, 1880-81, WCA

¹¹² Cook Ward Rate Book, 1880-81, WCA

erected a house on the section nearer the road (now 23 Hay Street). The Mairs suffered extraordinary loss during their time in Wellington; by 1904, Helen Mair and no fewer than five of her children had died. In 1903, the Mairs sold their respective properties to Fred Petherick, who pulled down the original house and built a new villa (now 21 Hay Street).¹¹³ Fred and his wife Sarah were both keen sailors and both owned yachts. The Pethericks, occupied the house until 1920 and then sold it (and no.23) to Herbert and Margaret Jones.¹¹⁴ They oversaw changes to the dimensions of both properties (particularly no.23, which gained land from Town Acre 416) and then sold the two houses to separate owners.



DP 6607, showing the unusual subdivision of Lot 10, incorporating 21 and 23 Hay Street and a portion of Town Acre 416, 1924. (LINZ)

¹¹³ 21 Hay Street, dwelling, 00053-5194, WCA

¹¹⁴ CT WN81/293, LINZ

No.21 was bought by salesman and World War I veteran Frank Gofton and his wife Kate. After the death of her husband in 1951, Kate stayed on in the house. She finally sold it in 1968, when she was 82. A series of owners came and went until the house was bought by businessman Neal Andrews and his wife Cheryl in 1987.¹¹⁵ They made the first major changes to the house in 1989 when a third bedroom and new bathroom were formed by building dormers in the roofline on the north and south sides of the roof. They further extended the upper storey of the house with



An aerial image of Hay Street, 1971. (10X8-0006-G, ATL)

another dormer in the south-east corner of the house in 1990. In 1996, new owners, diplomat Nick Kiddle and Charlotte Mill, built a fourth dormer within the roof to match the one built by the Andrews in 1989.¹¹⁶ They also built a cable car up to the house. The house was purchased by Felicity Wong and Paul Ridley-Smith in 2017.

No.23 was bought by Edward Smith in 1924. By then he had already applied for a permit to build a garage on the southern side of the house. There is no evidence that Smith lived there and by the 1930s (and possibly earlier) the house was divided into flats under the ownership of Watson and Edith Whitwell, who occupied at least part of the house for a period. The house remained in two flats, with sailmaker Kristian Kristensen and his wife Margaretta long-standing tenants in the middle part of the 20th century.¹¹⁷ They rebuilt the garage in 1958.¹¹⁸ The house was in flats by the late 1970s, but has been returned to a single dwelling.

The brief histories of 419 properties show that only a few houses showed any constancy of occupation in the

¹¹⁵ CT WN81/293, LINZ

¹¹⁶ See: Dwelling ads and alts, 21 Hay Street, 00059-D11814; 21 Hay Street, 00059-E20373; SR20484; 21 Hay Street, addition to dwelling, WCA

¹¹⁷ Stone's Wellington, Taranaki and Hawkes Bay Directory, 1928-1948; Wisers New Zealand Post Office Directory, 1951-1979

¹¹⁸ 23 Hay Street, garage, C3762, 15 October 1958, WCA

first half of the 20th century. Increasingly, houses were turned into flats or boarding houses. The first five houses on the east side of the street (1-9) were all in multiple tenancies by 1940, indicating that considerable work had been undertaken on conversions. The mixture of white- and blue-collar workers was also a notable feature of the street by this time.

As the 20th century wore on, the occupants changed considerably. Oriental Bay's relative exclusivity and proximity to the city combined to push up house prices and the cost of flatting. The working-class occupants of Hay Street were slowly replaced by professionals. The cheek-by-jowl houses on TA 419 continued to lend themselves to flatting; some of the street's houses have been occupied by flats for most of their existence. Today, the area remains a mixture of occupancies, with many houses tenanted and others owner-occupied.

The sections right on Oriental Parade were flattish but, otherwise, the land on this town acre was steep. TA 420, which was first owned by absentee owner John Wright in 1840, ended up in the ownership of former British Army officer Major Henry Coote, who also owned TA 411 and 412. He died in 1866 and his executors built (or owned) the first recorded house on the property by 1875.¹¹⁹ This house was briefly occupied by Ernest Perkins (in 1880) before the land was sold in 1882 to prominent businessman and politician Charles Johnston, who took over what was a seven roomed house on the property.¹²⁰ In 1886, Johnston sold the land to George Williamson, a sharebroker.

Williamson occupied the former Johnston dwelling; there was only one other small building on the property. Williamson began offering sections for sale in 1881 but it's not clear how successful he was. In 1888, the Public Trustee transferred the property to James Reid, a tailor, who held a mortgage on the property. Reid died in 1893, by which time he had sold two sections of the acre – to Thomas Shields and William Ward. His widow Ellen made two more sales – to real estate agent Gilbert Hill later that year (lot 2) and then Cyril Tanner (the entire front section of the acre) in 1894.¹²¹

Gilbert Hill built a house (6 Baring Street) and he and his family lived there off and on for many years, as did Thomas Shields, a tailor, who had bought the property on TA 421 (now 10 Baring Street) that was accessed from Baring Street via a long path. (Photographic evidence suggests that the Shields house was actually under in construction in 1890).¹²² Both Shields and Hill became prominent members of the Oriental Bay community, with long careers in aquatic sports. Gilbert Hill lived at Baring Street until the late 1940s and died in 1966 at the age of 97. Helena Shields (née Sievers), who bore 12 children and lived to be 98, was still living in the family home, high on the hill, into the late 1960s.¹²³

In 1896, DP 921 was surveyed and it set aside various residential sections at either end of the acre and a portion for a right of way to link up with a drive on a small piece of land on TA 419 that Williamson owned.¹²⁴ Historical photographs suggest that the right of way, which wound its way steeply up the hill, was already in place by the early 1890s, so the plan may have been required to give it legal status.¹²⁵

¹¹⁹ Cook Ward Rate Book, 1875-76, WCA

¹²⁰ It is assumed that Williamson lived there. Rate books offer the only evidence he did.

¹²¹ Property transactions courtesy of Deeds Index - Wellington Town Acre - Folio 1 to Folio 471, Record no: 35 Part 1, c. 1844-c. 1969

¹²² See image 1/1-020596-G, Alexander Turnbull Library (ATL)

¹²³ *Wises New Zealand Post Office Street Directory*, 1953-54. Also see <https://www.justaccounting.co.nz/fstpages/siev.html> [retrieved 20 July 2021]

¹²⁴ DP 491, LINZ

¹²⁵ See image 1/1-020531-G, ATL

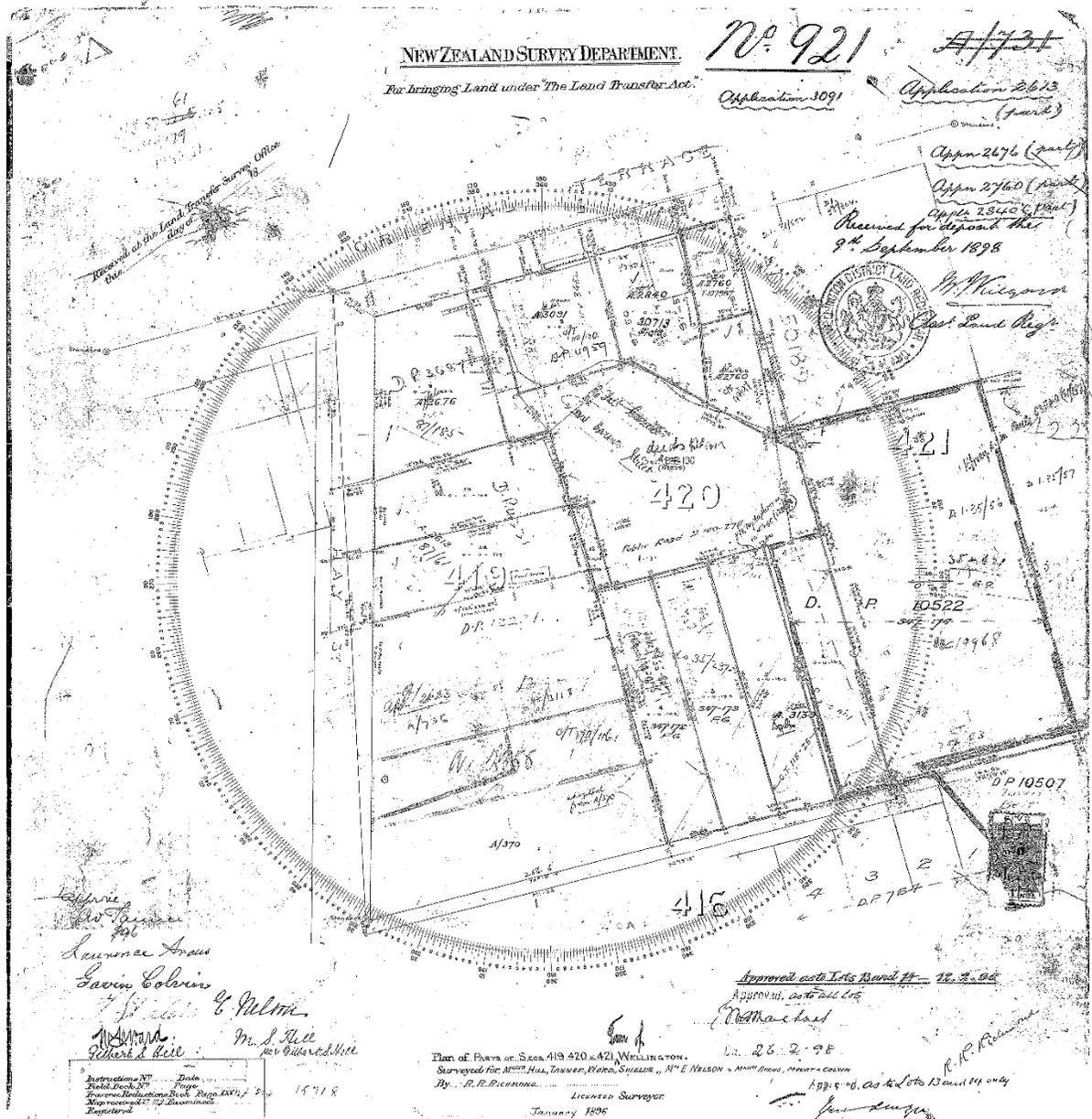


This image, taken in 1891, clearly shows the newly cut right of way (later Baring Street) winding its way up the hill behind Oriental Parade. (1/1-020531-G, ATL)



The three houses (middle) at the top of Baring Street c.1912. Gilbert Hills' house is the middle of the group of three and high on the hill to the left is Thomas Shields' house. (1/1-19986-G, ATL)

DP 921 was signed by eight people: Gilbert Hill, Cyril Tanner, William Ward, Thomas Shields, Ellen Nelson, Laurence Arcus, Alexander Mowatt and Gavin Colvin.¹²⁶ Some of these were landowners within 420, while others owned property on 419 or 421, directly abutting the subdivision. Although it's clear that all parties were affected by the subdivision and/or the construction of the right of way, the primary beneficiaries were the owners of the properties at the top of the right of way. DP 921 was not lodged until 1898, by which time some of the houses at the top of the acre had been built.



DP 921, showing the complicated arrangement require to allow the formation of the right of way on TA 420. (LINZ)

¹²⁶ DP 921, LINZ

By 1900 there were seven different properties listed in rate books.¹²⁷ The 1900 iteration of the Ward Map shows nine buildings on the acre at the time.¹²⁸ Three of the houses (4, 6 and 8 Baring Street) were built at the top of the rise, along with (as mentioned) no. 10, which was on TA 421. The form and arrangement of the town acre was set and, with the exception of the sealing of the road, the removal of two of the houses on Oriental Parade (and the inevitable additions and alterations to the existing houses) not much has changed on TA 420.

The first formal name given to the right of way was Hill Crescent, possibly inspired by the steep terrain or the connection with Gilbert Hill. It may be relevant that Margaret Hill (possibly a relation) bought the old Johnston/Williamson house in 1896. Hill Crescent became Baring Street in 1924. The name change was likely because of the fact that, at the time, there were four streets in Wellington with the name Hill.¹²⁹ Baring Street remains a private road. To this day, TA 420 only contains eight buildings – four on Oriental Parade, one tucked in behind (1 Baring Street) and the three at the top of Baring Street. Of the three at the top of Baring Street, at least one house (4) was converted into flats.

The house at 1 Baring Street was built prior to 1900 and replaced an earlier cottage that was very briefly on the site. At the time of its construction, its elevated location would have given it a view of Oriental Parade. There was a verandah on the north elevation. Today it sits directly behind the Oriental Parade store and, on either side, a wall of taller, newer buildings. The house was purchased by the Newports (owners of the Oriental Bay Store, directly in front) in 1990. It was occupied by a series of working-class tenants over much of its life. One early owner was S. Sunderland, a Wellington Harbour Board engineer, who lived in Roseneath. He made alterations to the house in 1922, which may have been when the building was extended beyond its original footprint.

Two of the original houses on Oriental Parade survive, although both are much altered. No.244 was built about 1889 for William Ward, a master mariner. It is the oldest surviving building on the acre. Ward married Joan Arcus, daughter of Laurence Arcus, who lived in a house on the corner of Hay Street and Oriental Parade. The Wards later moved to a house owned by the Arcus's at 242 Oriental Parade and then, moved into a new house they built at 240 Oriental Parade (the site of the former Arcus family home). Joan Ward outlived her husband and died, aged 75, in the Arcus family home (240) in 1939.

¹²⁷ Cook Ward Rate Book, 1900, WCA

¹²⁸ Ward Map, 1900, 00514:05:01, WCA

¹²⁹ *Evening Post*, 12 October 1923, p.3



Newport's Store, 1970s. (50003-1076, WCA)

No.252, a much altered and converted three (originally two)-storey shop and dwelling, was built in the mid-1890s. It may be one of the best-known dairies in Wellington. It was first owned and occupied by Hans Olsen, who sold it in 1896 to Frederick and Ellen Moore. It had a string of occupants until it was purchased in 1937 by Roger and Judith Newport, who later named it Newport's Store.¹³⁰ Oriental Bay identities, the Newports ran the shop for decades. They added a third storey to the building in 1980.¹³¹ The building remained in the family until 2018.

¹³⁰ *Dominion Post*, 6 August 2018

¹³¹ *Ibid.*

4 Assessment of heritage significance

Historic

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

Oriental Bay is prominent, inner-city Wellington suburb and, as the home of the only recreational beach close to the city centre, it has been a popular destination for more than a century. The development of Oriental Bay from an unappealing backwater to a prime seaside suburb is one of the more notable aspects of Wellington's evolution as a harbour city. That development began in and around the intersection of Oriental Parade and Hay Street in the 1870s, so the study area has been crucial in the establishment of this suburb.

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

N/A.

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

No persons of great renown are known to have lived in the study area. It has been home to many accomplished people, such as businessmen, civil servants, scientists and the like. The prevailing characteristic of the area is that it has been occupied by people from a wide variety of classes and occupations.

Social: the place 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 importance of Oriental Bay both as a destination and as a residential suburb is evident. As soon as it became a place of recreation it drew Wellingtonians, and its establishment as the city's only inner-city beach only increased that patronage. People with a professional or recreational connection to the sea made the area their home. Oriental Bay became an attractive location to live in and, as the 20th century wore on, this turned even some of the suburb's most modest dwellings into desirable residences.

Physical

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

Like any inner-city suburb, Oriental Bay's long history (and pre-1900 occupation) means that there is the potential to reveal, through archaeological investigation, aspects of 19th and early 20th century life.

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

The study area contains some very fine houses that demonstrate very high architectural values. Examples include 21, 35 and 44 Hay Street and 240 Oriental Parade. However, as befits the nature of the area's evolution, most of the houses are relatively modest examples of their type, with many alterations and infill hiding some of the quality in finishes and detailing.

Townscape: the place is strongly associated with other natural or cultural features in 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 area in and around Hay Street forms a remarkable townscape. Located on the northern slopes of Mount Victoria and bounded by the Town Belt and the harbour, the area's housing sits on narrow steep sections. This combination of sea, houses and green border combines to produce an area unlike any other in Wellington.

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.

Hay Street does have coherence for the general age of its building stock, the style(s) employed, the form and scale and the materials used to build and clad those houses. However, the area is not entirely consistent, in that new housing and infill have altered the overall appearance of the area. Coherence is achieved through the general response to the landscape; all new building has maintained the same general height limits and site coverage as the past, with the obvious exception of the apartment buildings on Oriental Parade.

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

The study area is at the core of a suburb that is unique in central Wellington. The development of Hay Street and environs is closely aligned to that of Oriental Bay and its story is really the story of the suburb. Oriental Bay is a recreational hub but much of the suburb that sits behind it occupies steep and difficult land that rewards occupants with outstanding views. The story of the residential occupation of the suburb is a stark juxtaposition with the development of a hugely popular beach and promenade. Just as significant is the visual and recreational connection with the Town Belt. Hay Street is a key link to the Town Belt, while the latter offers vantage points to appreciate the vistas offered by the Hay Street gully.

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

N/A.

Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

The area has some technological value for demonstrating a range of construction methods used to support and build timber houses on steep or difficult terrain during the late 19th and early 20th centuries. The area shows in particular the practical and innovative approach that builders in Wellington took to overcoming the challenges of building houses in relatively inaccessible places. The terrain is such that some of the houses are built on the limit of what is practicably possible in such a dynamic environment.

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

The area has individual houses and small pockets that have been relatively unaltered, but mostly the area has been characterised by change. Houses have been demolished and replaced, infill has transformed parts of the area and houses have been added to or altered (some to the point where they are unrecognisable). There are some houses that have largely retained their original appearance – the street elevation – and others that have been added to with care. Overall, the level of integrity is moderate.

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

The study area is not especially old by Wellington standards, but it does contain some houses built in the 1870s, which is comparable in age to the oldest houses in Wellington in all but a few places.

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

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

N/A

(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.

Oriental Bay in general is an area that is highly valued locally and nationally for its beach, promenade, sunny aspect and views. It is a much visited and valued asset that provides something no other place in central Wellington can provide. This appreciation goes back generations. The study area is part of the backdrop to this activity, so it is a familiar landscape

to Wellingtonians and a key part of Oriental Bay's identity. Hay and Telford Streets also adjoin the Town Belt and Southern Walkway and are familiar places to Wellington walkers.

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

See (ii) above. Oriental Bay, including the study area, is a place of great importance to the wider Wellington public because of its role as a destination, scenic backdrop and recreational asset. Generations of Wellingtonians have used the area in much the same way, demonstrating a continuity of use that stretches back to before the turn of the 20th century.

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

Not assessed.

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

The assemblage of physical elements that make up the study area are unique in Wellington. No other place in the city has the same combination of aspect, terrain, natural and cultural features and housing stock in one area. It makes for a townscape unlike any other.

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

The houses that have been built in the study area are good representative examples of hillside homes, of which Wellington has a large pool of examples. In most other respects the place contains typical examples of their kind.

5 Sources

Primary Sources

Alexander Turnbull Library

Images: 1/1-020531-G, 1/1-020596-G

Archives New Zealand

Deeds Index - Wellington Town Acre - Folio 1 to Folio 471, Record no.: 35 Part 1, Archives New Zealand

Deeds Index - Town of Wellington - Folio 355 to Folio 711, No.1 Part 2, c. 1844-c. 1969, Archives New Zealand

Conveyance 79084, Valentine to Grant, 21 June 1900, Archives New Zealand

Wellington City Archives

1 Hay Street, dwelling – 2 flats, B5410

10 Hay Street, dwelling - 00053-2248, 21 July 1897, WCA

12 Hay Street, private drainage connections, 00432-20834, 1900, WCA

21 Hay Street, dwelling, 3693

218 Oriental Parade, dwelling, A641, 9 October 1922

23 Hay Street, dwelling, 1548

240 Oriental Parade, dwelling, 7817, 18 October 1907

240 Oriental Parade, convert dwelling to two flats, B25065, 17 June 1946

35 Hay Street, conversion of dwelling to two flats, B34609, 9 June 1953

35 Hay Street, convert 3 flats to dwelling and build retaining wall, C50257, 18 September 1978

44 Hay Street, convert dwelling to flats, B17249, 12 November 1937

9 Hay Street, dwelling additions and alterations, B5119

Application for consent to right of way at Hay Street, 00233_1897;207

Application to build at Oriental Bay - A J Lamb, 1899/432

Cook Ward Rate Book, 1863-1870 (as transcribed by Wellington City Archives)

Cook Ward Rate Book, 1863-1900

Further regarding Mrs Salter's house at Hay Street - C W Tringham, 1897/1409, 25 August 1897

Hay Street Improvement, 20 March 1905, 00107-706

Housing Survey, Maps Q34, P34, P35, 00514-64
Oriental Bay, Trestle Reclamation, 00138-8600
Plan of Proposed Reclamation at Oriental Bay, AC046_2944
Premises – 21 Hay Street, 1965-8300009-45;621;15
Premises, 218 Oriental Parade Faine, 1946-1990, 45/20/4
Right of way in front of 35 Hay St, 1889, 00002_1_4
Thomas Ward survey map of Wellington, 1891-1900, Record no. 00514-83
Water supply right-of-way (Kilrudden Avenue) off Hay Street, Salter - C W Tringham, 00233-1916/1337
Wellington Main Drainage - Plan and Section of 6" pipe in Hay St, 00718-D75

Newspapers

Dominion Post, 6 August 2018

Evening Post, 31 March 1871, 7 July 1888, 5 June 1891, *Evening Post*, 8 September 1891, p.321
October 1895, 23 June 1896, 15 April 1897, 19 June 1897, 14 September 1909, 4 December
1920, 12 October 1923

New Zealand Gazette and Wellington Spectator, 2 July 1842

New Zealand Mail, 27 May 1897, 16 September 1903

New Zealand Times, 23 October 1882, 7 March 1889, 7 August 1890, 17 June 1892, 19
September 1893, 17 November 1898, 25 September 1903, 31 May 1906, 30 May 1908, 18 May
1909

Otago Daily Times, 9 April 1878

Press, 15 July 1927

Star, 15 August 1871

Wairarapa Daily Times, 13 January 1905

Wellington Independent, 18 February 1846, 14 December 1850, 17 January 1863, 1 June 1865

Land Information New Zealand

Certificates of Title: WN87/185, WN91/120, WN154/186, WN259/218, WN444/52, WN475/6,
WN528/100, WN76/202, WN87/185, WN15/287, WN15/287, LINZ

Deposited Plans 491, 594, 921, 923, 6670

Survey Office 10913

Deeds Index, Town Acre 416, instrument 54684, 24 November 1887

Secondary sources

Irvine-Smith, Frances 1948, *The Streets of My City*, A.H. and A.W. Reed, Wellington
Ward, Louis E. 1912, *Early Wellington*, Whitcombe and Tombs, Wellington

World Wide Web

'North Isles Family History'

<https://www.bayanne.info/Shetland/getperson.php?personID=I111007&tree=ID1> [retrieved 18 July 2021]

<https://www.justaccounting.co.nz/fstpays/siev.html> [retrieved 20 July 2021]

Other

Stone's Wellington, Taranaki and Hawkes Bay Directory, 1898-1950

Wises New Zealand Post Office Directory, 1897-1980



Michael Kelly - Supplementary evidence, Stream 3 Hearings

Proposed Newtown heritage area(s)

1. This evidence is supplementary to the evidence provided by Amanda Mulligan and me on behalf of Wellington Heritage Professionals. My qualifications and Code of Conduct declaration are provided in that evidence.
2. Four streets (or parts of streets) were suggested as possible heritage areas by the Claire Nolan and Others Group 275 (the 'Newtown Group'). They are: Emmett, Green, Normanby and Donald McLean Streets. I was asked by the commissioners to provide some evidence in support for this listing in Stream 3. The following is a summary of the early development of these streets, to assist possible heritage area listings.
3. Three of these streets (Green, Normanby and Donald McLean) are among the oldest side streets in Newtown. By that I mean that they were not part of the original town plan and instead they were surveyed and laid out on the east side of Riddiford Street within town acres, as demand for house sites grew. Their proximity to Riddiford Street makes them obvious targets for intensification, but it is that adjacency to the main road that explains their age.
4. Plan DP 24, which subdivided Town Acres 823, 824, 825, 826, 827, 828, 829, 830, 831, 833 and 834, is dated until May 1876.¹ The first lots were advertised for sale in Normanby Street in 1876 and the first houses built that year. By early the following year, there were nine houses in Normanby Street, while Donald McLean Street contained five.² The Wellington City Corporation did not seek tenders to lay out Donald McLean and Normanby Streets until 1877, so there were houses built before the street was properly formed.³ Green Street's development began a little later, with plan for the subdivision (see Appendix 2, DP 80) deposited in 1878. Two houses were built in the street that year.⁴ A number of sections in these streets were sold soon after subdivision, but no improvements built.
5. What the development of these streets tells us is that the location was sufficiently removed from central Wellington that working class people were able to buy sections and build a house, although some occupants were also renting. The Te Aro Ward Rate Book of 1876-77 reveals that Normanby and Donald McLean Streets' occupants were mostly tradesmen (and their families), including labourers, carpenters, bricklayers, painters and plasterers.⁵ By 1878, some advertisements for sections were mentioning the imminent arrival of the tram.

¹ Deposited Plan 24, Land Information New Zealand

² Te Aro Ward Rate Book, Wellington City Council, 1876-77, Wellington City Archives

³ *Evening Post*, 8 October 1877, p.4. Normanby Street is named after the Marquis of Normanby, Governor of New Zealand from 1875-1879, while Donald McLean is named after Sir Donald McLean (1820-1877) politician and government official, who was Native Secretary and a Land Purchase commissioner.

⁴ Cook Ward Rate Book, 1878-79

⁵ Te Aro Ward Rate Book, 1876-77

6. By 1880, there were six houses in Green Street, 10 in Donald McLean Street and 15 in Normanby Street. An image from the early 1880s (see Appendix 1) shows the clusters of houses on the two locations (Green Street and the Donald McLean and Normanby block). The image also demonstrates that Newtown did have a reasonable number of houses scattered across the suburb by this date. Just how many of these have survived is not yet known. At least some seem to have been replaced early in their histories.
7. Of the houses in the study group, it is clear that at least some of them were built in the mid to late 1870s, which would make them relatively early by Wellington standards. Those include 27 and 35 Donald McLean Street and 27, 34 and 41 Normanby Street. Four of these houses had shingle roofs, or part shingle roofs,⁶ installed right at the end of the period when such cladding was used. Most Wellingtonians were using corrugated iron roofs by this time. There will certainly be more pre-1880s houses, because most of the extant houses in the area are the first built on their sections. However, more detailed research would be required to accurately date all the houses in the area.
8. By 1886, there were 13 houses and a fire station in Donald McLean Street, 25 houses in Normanby and 10 houses in Green Street. So, it is possible to say with confidence that the majority of the houses in these streets pre-date 1890. The 1900 version of the Ward Map shows that almost every house in these areas was built by that point.
9. An application to form Emmett Street was made in 1894 by surveyors Mason and Richmond and approved by the WCC in 1895, by which time houses were already being built. Emmett Street was named after Christopher and Emma Emmett, who had owned Town Acres 777, 779 and 781. (The Emmetts had already subdivided 779 and 781 to form Green Street.) The Emmetts' home was demolished to make way for Emmett Street,⁷ but they were both dead by this time. There is evidence on the 1891 Ward Map of the beginnings of the street. (See Appendix 2). The majority of the houses on the south side were completed by 1897. Houses were built on both sides of the street, with the houses on the north side taken for Newtown School in 1937.
10. The work done to identify the general ages of the houses in these areas is simply what was possible in my own limited time. More research is required. However, it is possible to say that, with the exception of Emmett Street (which came more than a decade later), these are the most intact streets from the initial period of Newtown's development. What remains of Emmett Street matches the other streets in the general style and pattern of its housing.
11. Green Street is the only street not to have lost more than one house at its Riddiford Street end, but all the streets contain long stretches of unbroken housing. The only exception to that is the south side of Normanby Street (26-28).

⁶ See Ward Map, 1891, Sheets 90, Wellington City Archives

⁷ Rate books reveal that the Emmett's house was on Town Acre 777 and it is shown in the 1891 Ward Map. By the 1900 version of the Ward Map, the house has gone and Emmett Street (then shown as a right-of-way) is in its place.

12. While few of the houses have not had obvious changes, they are, generally speaking, relatively intact, giving a strong Victorian flavour to this part of Newtown. They are a tangible reminder of Newtown's modest, working-class origins.

13. Any potential area(s) might include the following:

Emmett/Green

6, 8, 10/10a, 12, 14, 16, 18, 20 Emmett St.

3, 5, 7a, 9, 13, 15, 17, 19, 4, 6, 10, 12, 14/14a, 18, 20 Green St.

Normanby/Donald McLean

19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 Normanby St

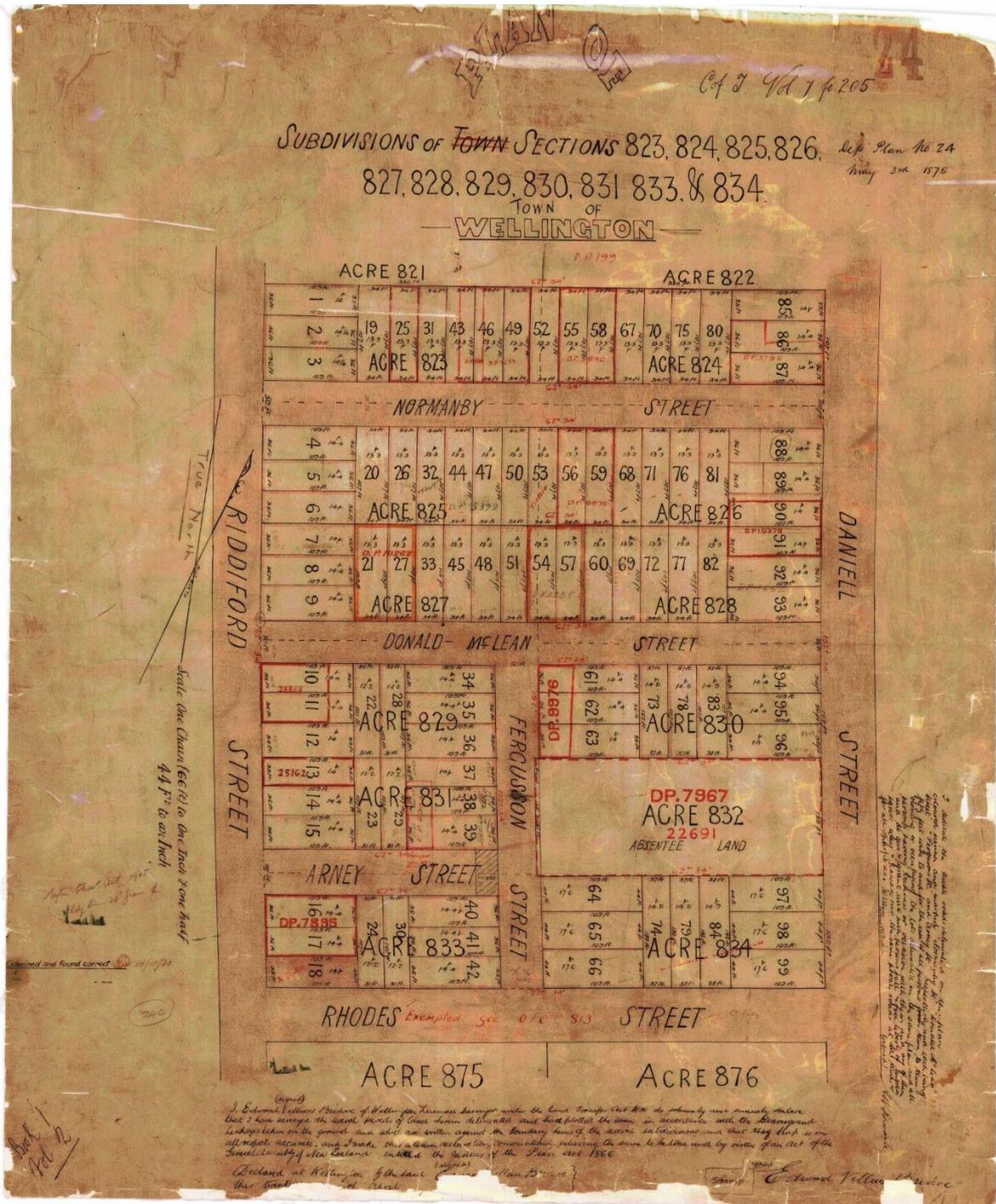
12, 14, 16, 18, 20, 22, 24, 26-28 (non-contributor), 30 32, 34 Normanby St. 26,

78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98 Daniell St.

15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 24, 26, 28, 30, 36, 38 Donald McLean St.

Appendices

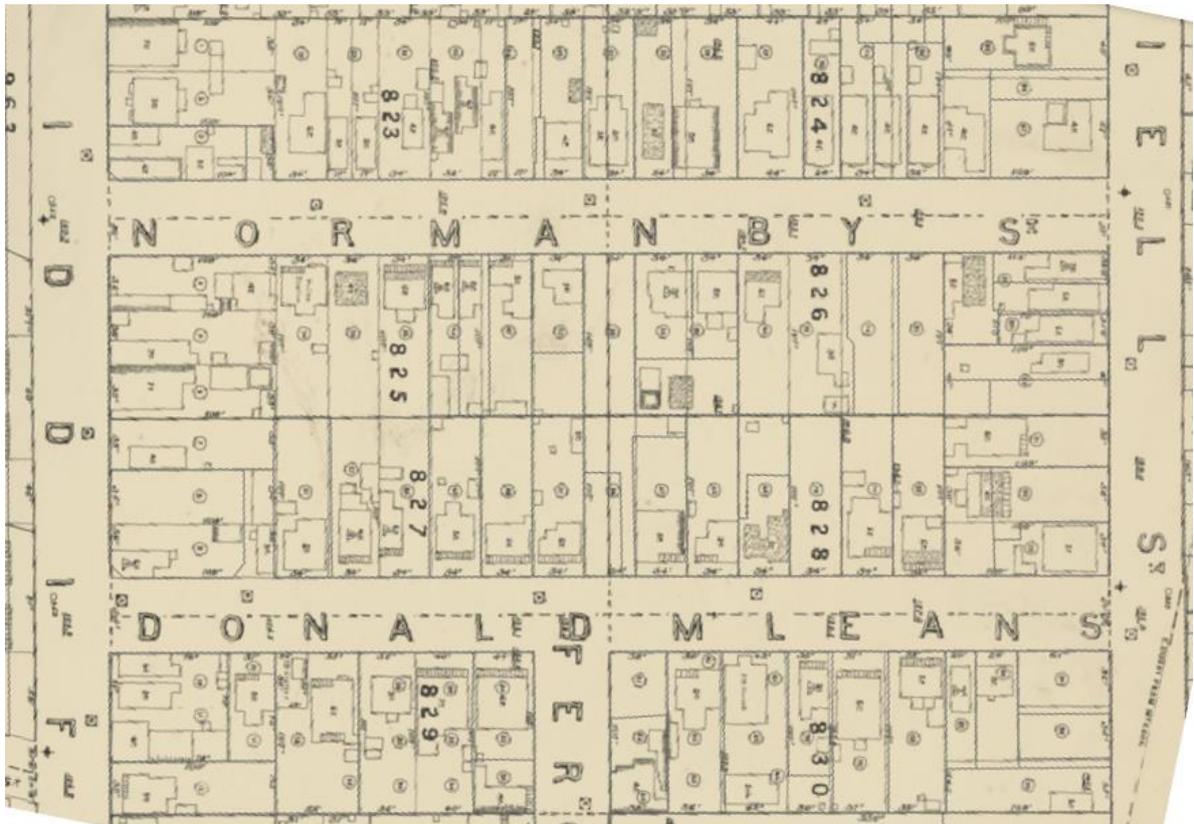
1. DP 24 (LINZ)



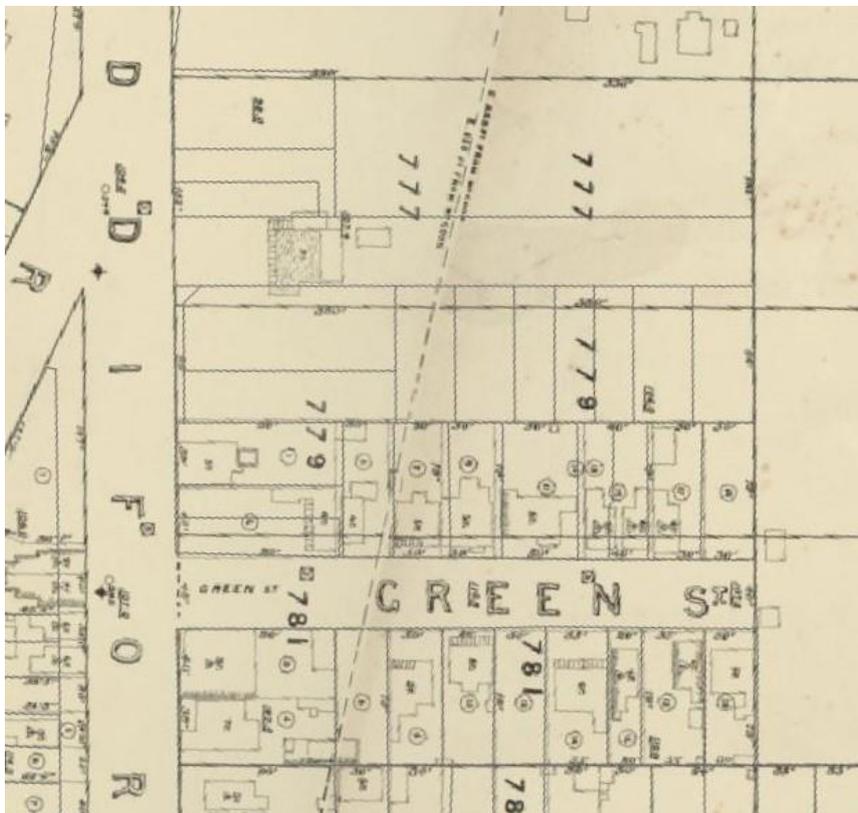
3. Image of Newtown, c.1880, viewed from the top of Constable Street. Details: Left, Donald McLean and Normanby Streets, right, Green Street. (ATL, PA1-q-120-19-2)



4. Ward Map, detail 1891. (Wellington City Archives)



Normanby and Donald McLean Streets and associated residential sections, 1891.



Green St, with the right of way and the Emmett house on Town Acre 777 above.

