

Historic Heritage Area Evaluation

Armour Avenue Heritage Area Armour Avenue, Mount Victoria



July 2021

Historic Heritage Evaluation

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



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Executive Summary

The Armour Avenue Heritage Area was identified in the Mount Victoria Heritage Study in 2016-17 as having significant heritage values. The heritage study recommended that the houses to the north of the street be scheduled in the District Plan as the 'Armour Avenue Heritage Area', and 10 Armour Avenue be included in the District Plan as a heritage building. This recommendation was reviewed in the Planning for Growth work programme in 2020, and the boundaries of the proposed heritage area were adjusted to include 10 Armour Avenue.

Overview

The Armour Avenue Heritage Area is located in the Wellington suburb of Matakairangi Mount Victoria and includes nine properties. There are eight late-Victorian houses to the north of the street and one English Domestic Revival style house to the south.

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

Armour Avenue typifies the key patterns of development of Matakairangi Mount Victoria at a street or micro-level. These include the high density development that occurred in the late nineteenth century in a city constrained by its Town Belt and surrounded by steeply sloping hills. This changed when reliable transport led to the growth of the outer suburbs, and the popularity of the inner-city suburbs declined from the 1920s onwards. Many houses in Matakairangi Mount Victoria were divided into flats or converted into boarding houses (or other non-residential uses). The decline of Matakairangi Mount Victoria was reversed from the 1970s with a return of owner-occupants who repaired and renovated the old Victorian villas.

The houses in Armour Avenue are notable in Matakairangi Mount Victoria for the care taken by owners to maintain and repair original features. Matakairangi Mount Victoria has many areas with groupings of fine houses of a similar period, but many include houses that have been altered unsympathetically; none retain the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.

The Armour Avenue Heritage Area includes a group of good representative houses designed in the late-Victorian villa style, along with a fine English Domestic Revival style house. It ably conveys social diversity of colonial, inner-city suburbs, where small and large houses were situated in the same street and people from different social classes lived alongside each other. It is also a good example of gentrification processes that have been sensitive to existing material fabric.



Recommendations

The Armour Street Heritage Area has been identified as meeting the requirements of the Wellington City Council and Greater Wellington Regional Council and has significant historic heritage values under one or more of the assessment criteria included in the Regional Policy Statement. It is recommended that the houses at 3-5, 7, 9, 11, 13, 15, 17, 19 and 10 Armour Avenue be scheduled as the Armour Avenue Heritage Area in the Wellington District Plan.

Although the original Mount Victoria Heritage Study 2016-17 recommended that 10 Armour Avenue be scheduled as a heritage building in the Wellington District Plan, the current recommendation is not to proceed with an individual listing if the house is included within the proposed heritage area. This is because the house fits within the wider narrative of the heritage area, and the heritage values of the place can be managed by the heritage area provisions of the District Plan.

The primary features of the heritage area include all buildings and structures within the boundary of the heritage area. The modern c.2021 infill house at 3-5 Armour Avenue is identified as “non-heritage” for the purpose of the District Plan heritage area demolition rules.

Summary Statement of Significance

The Armour Avenue Heritage Area has significant **historic** value as it is associated with important themes identified in Council’s Thematic Heritage Study of Wellington completed in 2013. These include the history of migration to Wellington by Māori and Tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839.

The history of Armour Avenue also illustrates the creation of high-density inner-city suburbs in the late nineteenth and early twentieth centuries, suburban expansion due to access to reliable public transport, and a change in desirability of inner-city suburbs that started in the 1920s and increased after WWII. This was followed by the rediscovery of the inner-city by the middle classes from the 1970s and the gentrification of suburbs like Mount Victoria.

The area has significant **physical** values including notable architectural, townscape and group values. It has significant integrity with the survival of heritage fabric, and with sympathetic additions, alterations, and landscaping, that fit within the overall context of the street.

Matairangi Mount Victoria has significant **social** values to its local communities. The collection of houses at Armour Avenue is considered to be **rare** within the context of Mount Victoria, and to be a good **representative** example of inner-city housing in Wellington.



Purpose

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

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

Scope

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

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



Heritage Inventory Report

Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	<p>This area incorporates a group of eight residential buildings on the northern side of Armour Avenue. This group is bookended by Brougham Street and Porritt Avenue and interrupted on the northern side by Albany Avenue.</p> <p>It also includes 10 Armour Avenue on the southern side of the street.</p>
NZTM grid reference	
WCC Heritage Area	None
Sites of significance to Māori	<p>The heritage area overlays part of #164 Waitangi Awa.</p> <p>M70 Te Akatarewa Pā and the associated M69 Hauwai Cultivation Area are nearby. The heritage area is also near the Te Ranga a Hiwa Precinct.</p>
HNZPT Historic Area	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Central City NZAA R27/270
Other names	Wareham House, 10 Armour Avenue.

List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
3 - 5 Armour Ave	Lot 2 DP 480763			R27/270 R27/607



(also known as 1 Armour Avenue)	672447			
7 Armour Avenue	PT LOTS 57 58 DP 645 WN31D/325			R27/270 R27/607
9 Armour Avenue	Part Lot 58 Deposited Plan 645 WN29D/563			R27/270 R27/607
11 Armour Avenue	LOT 59 DP 645 WN123/38			R27/270 R27/607
13 Armour Avenue	Lot 60 DP 645 WNE2/671			R27/270 R27/607
15 Armour Avenue	LOT 61 DP 645 WN114/215			R27/270 R27/607
17 Armour Avenue	Lot 62 Deposited Plan 645 WN93/111			R27/270
19 Armour Avenue	Lot 63 Deposited Plan 645 WNA4/603			R27/270
10 Armour Avenue	Lot 3-4 Deposited Plan 4464 WN291/88			R27/270



Extent: WCC 2020



Historical Summary

This section provides the results of documentary research into Armour Avenue’s historical background. This research provides context and informs our understanding of the heritage values of the area.

Land and Māori history

The Te Whānganui-a-Tara Wellington area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant wheke/octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait.¹ In the landscape later known as Te Whānganui-a-Tara Wellington, he named rock formations near Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Arapāoa, Mana, the islands Matiu (Somes Island) and Mākaro (Ward Island) before returning to Hawaiki.² These names were preserved as later iwi came to settle the land.

Mana whenua of the Te Whānganui-a-Tara Wellington region trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.³

Descendants include Ngāi Tara, Rangitane, Muaupoko, Ngāti Apa and Ngāti Ira.⁴

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

From the 1820s, a series of migrations from the north progressively pushed out these earlier inhabitants. The new arrivals included Ngāti Toa and Te Āti Awa. By the late 1830s, Ngāti Ira and related groups had largely been driven out of the area. Te Whanganui-a-Tara Wellington Harbour area has seen various tribes occupying in succession and periods of simultaneous occupation by different tribes. The harbour has been held by Taranaki tribes since 1832. By 1840, Te Āti Awa, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa had established rights through conquest, occupation, and use of resources.⁵

¹ Greater Wellington Regional Council website [Māori history of the Greater Wellington region | Greater Wellington Regional Council \(gw.govt.nz\)](#) Accessed November 2021.

² Reid, “Muaūpoko - Early History”; Royal, “First Peoples in Māori Tradition - Kupe.”

³ Waitangi Tribunal, “Te Whanganui a Tara Me Ona Takiwa,” 17–18.

⁴ Love, “Te Āti Awa of Wellington”; Heritage New Zealand Pouhere Taonga, “Research Report on Heritage Values Hannah Playhouse, Wellington.”

⁵ Waitangi Tribunal, “Te Whanganui a Tara Me Ona Takiwa.”



The most complex and turbulent period began when Europeans arrived in the early 19th century and continued until the arrival of the New Zealand Company settlers in 1839, who chose Port Nicholson as the site for its first settlement of British immigrants. The town was laid out, and settlers began to arrive in 1840. A European settlement quickly developed, and local mana whenua were pushed out of their lands.⁶

Sale and purchase

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

The Waitangi Tribunal Report *Te Whanganui a Tara Me Ona Takiwa Report on the Wellington District, 2003* (WAI 145) found that the company's purported purchase of the Port Nicholson area was flawed.⁷ The report notes that following the signing of the Treaty of Waitangi, any pre-Treaty land purchases, including those by the New Zealand Company, would only be considered valid if confirmed by the Crown. The dates of Crown grants for the town acres in the Armour Avenue Heritage Area are noted later in this heritage area report.

Soon after the signing of the Treaty, the Crown set about investigations of the New Zealand Company's claims, including with investigations by land claims commissioner William Spain that began in 1842. Spain's preliminary report expressed the view that "...most of the land claimed by the company at Port Nicholson had not been validly purchased from Maori."⁸

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

The land around the suburb of Matairangi Mount Victoria was at that time associated with the wider rohe of Te Aro Pā. The settlement was one of the largest in the region and was established before the 1820s. By the 1840s the

⁶ Love, "Te Āti Awa of Wellington."

⁷ The *Te Whanganui a Tara Me Ona Takiwa Report on the Wellington District* WAI 145 Waitangi Tribunal Report of 2003 [Te Whanganui a Tara me ona Takiwa \(justice.govt.nz\)](https://www.justice.govt.nz/maori/tribunal/reports/2003/te-whanganui-a-tara-me-ona-takiwa)

⁸ Ibid



settlement near Taranaki Street included about 2 hectares, along with approximately 60-80 acres of cultivated land.⁹ The pā is associated with Taranaki Whānui ki te Upoko o te Ika¹⁰, particularly Ngāti Ruanui who settled at the western end. In theory, Te Aro Pā should have been exempt from the New Zealand Company purchase agreement, particularly following the final report by William Spain in 1845 in which...

*He awarded the company the land which was set out in the schedule attached to the deeds of release, but Maori pa, cultivations, burial grounds, and native reserves were excluded from the grant...The [New Zealand] company, however, rejected this grant, largely because it allowed Maori to retain their pa and cultivations on land purchased from the company by settlers.*¹¹

The Crown then sought to ‘accommodate’ the New Zealand Company, and Lieutenant W.A. McCleverty was appointed to settle the claims with a system of exchanges “whereby Maori gave up their cultivations on sections purchased from the company by settlers in ‘exchange’ for other land which McCleverty reserved for them.”¹² WAI 145 found that the process was unfair, in part because...

*Almost all the land reserved for Maori by McCleverty was tenths reserve land (of which Port Nicholson Maori were already the beneficial owners); town belt land (which...had never been purchased from Maori); or land outside the surveyed sections acquired by the company under the deeds of release (which Maori had never sold and which therefore still belonged to them).*¹³

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

The land reserved for [Māori in Wellington] by McCleverty amounted to an average of 21 acres per person, a land base which we have found to be

⁹ [Search the List | Toenga o Te Aro \(remains of Te Aro Pā\) | Heritage New Zealand](#)

¹⁰ *Taranaki Whānui ki Te Upoko o Te Ika is a collective that comprises people of Te Atiawa, Taranaki, Ngāti Ruanui, Ngāti Tama and others including Ngāti Mutunga from a number of Taranaki iwi whose ancestors migrated to Wellington in the 1820s and 30s and who signed the Port Nicholson Block Deed of Purchase in 1839. – see Te Puni Kōkiri Ministry of Māori Development website [TKM | Iwi | Taranaki Whānui ki te Upoko o te Ika | Te Kahui Māngai](#) accessed November 2021.*

¹¹ Ibid

¹² Ibid

¹³ Ibid



*completely inadequate for both their short- and long-term needs, and much of the land reserved for them was of poor quality.*¹⁴

Te Ara, The Encyclopaedia of New Zealand notes that:

*As Wellington grew, British colonists called for the pā to be sold. The residents resisted, but the settlers forced the issue and by 1870 it had been subdivided and sold.*¹⁵

Mount Victoria

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

By the time of the Armour Avenue subdivision in the late nineteenth century, the population of Wellington had grown to at least 37,000 people, and a pattern of high-density housing had developed in the inner-city suburbs.¹⁶ This was due to the hilly terrain and a lack of transport infrastructure that meant people generally lived within walking distance of the town. Sheep grazed the steepest hills, with dairying and food production on some of the lower slopes. Commerce, industry, and houses occupied the flat and gently sloping land at the edge of the deep-water harbour. The Town Belt (including along the ridge of Matairangi Mount Victoria) effectively divided the city from the surrounding countryside "almost as much as what seemed like [the] impossibly steep terrain when the only transport was the horse or one's own two feet".¹⁷

Armour (Brougham) Avenue subdivision

In December 1893, a major subdivision including a private right of way originally called Brougham Avenue, was prepared for Catherine Gray and her son David Gray by surveyor Thomas Ward. The land was bought by William Gray in 1870.

¹⁴ Ibid

¹⁵ Chris Maclean, 'Wellington region - Early Māori history', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/artwork/13194/te-aro-pa> (accessed 4 November 2021)

¹⁶ Adrian Humphris and Geoff Mew, *Ring Around the City: Wellington's New Suburbs 1900 -1930*, Aotearoa New Zealand: Steele Roberts, p16

¹⁷ Ibid, p13



He and his wife Catherine arrived from Aberdeen on the *Simlah* in 1852 and initially settled in Ngāmotu New Plymouth where William Gray was appointed Postmaster. After stints in Whakatū Nelson, Ōtepoti Dunedin and Tāmaki Makaurau Auckland, he was appointed Secretary of the General Post Office and Inspector of Post Offices, based in Te Whānganui-a-Tara Wellington. He died in 1873 and Catherine Gray inherited his holdings. In 1905, she built a large house on the corner of Brougham Street and Brougham Avenue that still stands. Another of her sons, Alex Gray, built a house next door on Brougham Street and this also still stands.

The Armour Avenue subdivision was part of a larger subdivision affecting Town Acres 318 to 329, land bounded on three sides by Brougham Street, Ellice Street and Austin Street. It came at a time when Matairangi Mount Victoria was rapidly filling with houses and pressure was increasing to open up vacant land close to town. The Gray's subdivision was approved on 27 February 1894. Roads were formed and parcels of land sold.

The construction of the houses contained in the Heritage Area began in 1897 and eight houses were built to the north of the street by 1903. In 1905, Armour (Brougham) Avenue became a public road. Houses on the south side of the street came later, after the sale of the land at the rear of Catherine Gray's house in 1919, the year that she died.¹⁸ This was one of the last substantial subdivisions in Mount Victoria.

Population growth and suburban expansion

The first significant attempts at suburban development around the city began in the 1870s but was impeded by a lack of transport infrastructure.¹⁹ This was eventually solved in the city by the creation of a tram system in the nineteenth century, and the replacement of horse-drawn trams by an electric tramway system in the early twentieth century.

The availability of land for housing in the new subdivisions reduced the demand for high-density housing in the inner-city suburbs. This can be seen in a planning decision for Armour Avenue. In 1911, the Wellington City Council's Finance Committee determined that 'application be made to the Government for the variation of the exemption of Brougham Avenue, so as to provide that no new

¹⁸ *New Zealand Times*, 4 October 1919, p.12

¹⁹ Adrian Humphris and Geoff Mew, *Ring Around the City: Wellington's New Suburbs 1900 -1930*, Aotearoa New Zealand: Steele Roberts, p33-39



building shall be erected within 10 feet [3.048 metres] of its southern boundary, between certain points.’²⁰

The house at 10 Armour Avenue was constructed in 1926 and is the second-to-last to have been built in the Heritage Area. It is a substantial three-storey single family dwelling, set back from the road behind garages and driveways. Its companions were two similar, smaller, English Domestic Revival houses built at 4 and 8 Armour Avenue and all were set-back from the road by at least 10 metres.

Changing suburb

In 1900 the houses constructed to the north of Armour Avenue were single-unit dwellings occupied by homeowners and renters. This changed from the 1920s, as many residents left the area for more fashionable peri-urban suburbs.

The years after World War II included substantial suburban expansion along the commuter rail network in places like Tawa, Waitohi Johnsonville, and Te Awakairangi Hutt Valley.

Many houses in the inner-city, including at Armour Avenue, were converted into flats or boarding houses and the area became more working class and transient in nature. The last vacant site on Armour Avenue was developed in 1956, when a block of three-storey flats was constructed at 6 Armour Avenue.

The house at 10 Armour Avenue adds to the story of the street, as a grand dwelling that was built for a prosperous family. Although many similar houses in Matakairangi Mount Victoria were divided into flats or operated as boarding houses, 10 Armour House was purchased in 1964 by Maadi Catering and operated as a successful reception venue for the premises for the next 60+ years.

In 1969, the name of the street was changed from Brougham Avenue to Armour Avenue, after W A Armour, who was made the fifth principal of Wellington College in 1928. The purpose of this change was to remove the duplication of names, which caused problems for emergency services.

A return to city living

From the late 1970s, owner-occupants returned to Matakairangi Mount Victoria, attracted by its heritage values and central location. The houses in Armour Avenue are notable for the care taken by their owners to maintain and repair their original features. Most alterations or additions have been designed so that they are in keeping with the original architecture of the houses or are sympathetic to the architectural styles of the streetscape. The history of each individual house is included in a later section of this report.

²⁰ *Dominion*, 22 September 1911, p.7



Armour Avenue illustrates the patterns of ownership and occupation of Matairangi Mount Victoria at a street or micro-level. Some dwellings housed their owners, others were rented; some remained single dwellings, others became flats; a few residents had long occupation periods, many others were short. Common to all the houses has been their gentrification. In 2017 owner-occupiers outnumbered renters.

The Mount Victoria Heritage Study

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

One of the key recommendations of the report was to establish a heritage area to include the late Victorian villas at 1 [3-5], 7, 9, 11, 13, 15, 17 and 19 Armour Avenue. It also included a recommendation to list 10 Armour Avenue as a heritage building. Subsequent research has shown that the street address for 1 Armour Avenue should be corrected to 3-5 Armour Avenue. A review of the Mount Victoria Heritage Study as part of the Planning for Growth work programme recommended considering 10 Armour Avenue for addition to the Armour Avenue Heritage Area, rather than pursuing its addition to the schedule of heritage buildings.

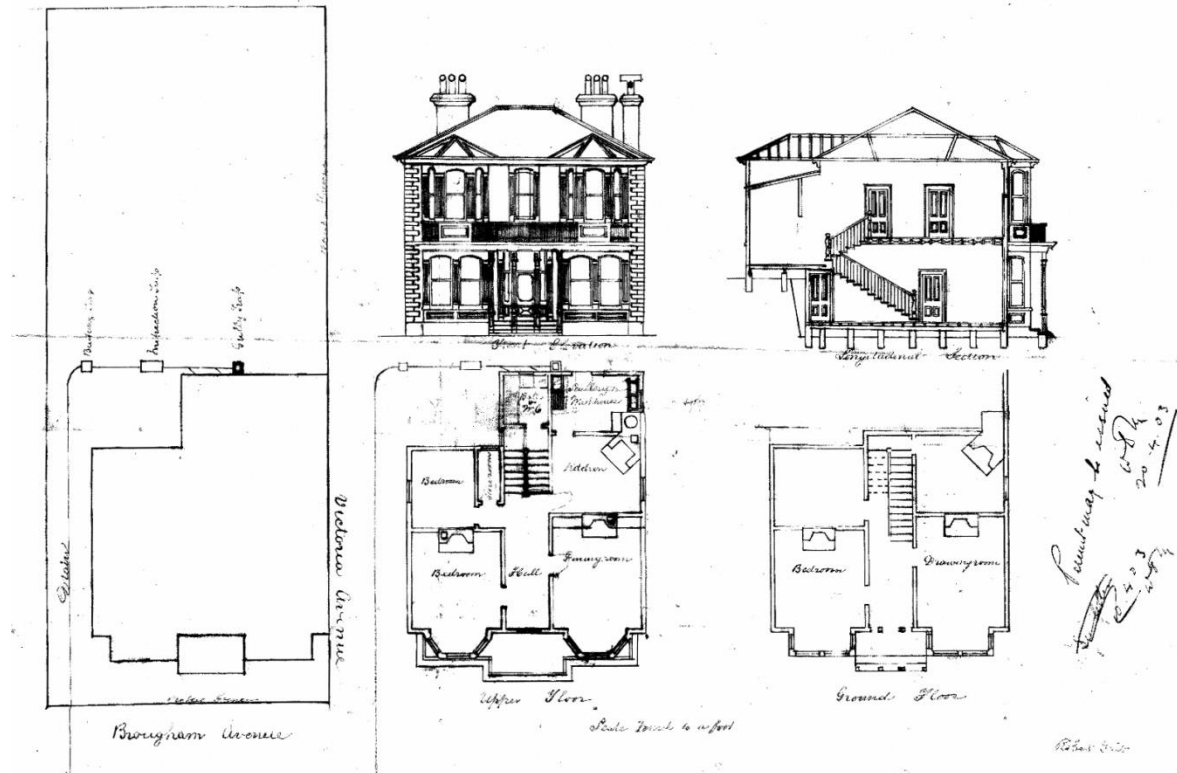
Recent changes

The most recent addition to the Armour Avenue Heritage Area is a two-storey infill house on the site of a garage at 3-5 Armour Avenue which was constructed in 2021.

Another 2021 change to the street that is not within the boundary of the heritage area was the demolition of an English Domestic Revival style house (or possibly flats) 4 Armour House and its replacement by a modern block of three-storey flats that are of a similar scale and proportions to the 1950s block on the adjacent site.



Photographs and Images



Robert Tait's original plans for 11 Armour Avenue, 1903. (00053:94:5380, WCA)

Chronologies and Timelines

Timeline of events including modifications

1870	William Gray purchases the land.
1893 - 94	Subdivision for Catherine Gray.
1897	Construction begins on the first houses.
1903	All eight houses on the north side of the street completed.
1905	Armour (then Brougham) Avenue becomes a public road.
1926	10 Armour Avenue constructed.
1969	Brougham Avenue was renamed as Armour Avenue.
2021	Infill house constructed at 3-5 Armour Avenue.

Biographies

N/A



Physical description

Setting and surrounds

Matairangi Mount Victoria

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

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

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

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

Armour Avenue Heritage Area – surrounds

The Armour Avenue Heritage Area is bounded to the east and south by the Porritt Avenue Heritage Area (proposed in 2021). The route of the Waitangi Awa (a Site of Significance to Māori proposed in 2021) runs through 10 Armour Avenue at the south of the Heritage Area, and two heritage buildings are located to the immediate west of the heritage area. These are:

- #39 - 105 Brougham Street
- #Proposed 483 – 111 Brougham Street.

The remaining buildings on Armour Avenue, that are not included in the heritage area, are all located on the south side of the road. These are:

- A three-storey apartment block at 4 Armour Avenue constructed in c.2021 and replaced a two-storey English Domestic Revival style house.



- A three-storey mid-20th C apartment block named “Connemara” at 6 Armour Avenue, and constructed in 1956.
- A two-storey English Domestic Revival style house at 8 Armour Avenue.

Proposed Area

The following is a description of the overall setting within the heritage area. Armour Avenue runs west to east, connecting Brougham Street with Porritt Avenue. The street sits in a dip between ridges on the western side of Matakairangi Mount Victoria. The mature gardens and established trees add to the general ambience of the street.

Eight of the houses identified for inclusion in this area are late Victorian villas located on the north side of the street. They are interrupted, about halfway along by Albany Avenue, a short no-exit street perpendicular to Armour Avenue.

These eight houses were all built within a short period around the turn of the 19th century. They comprise something of a mixture of housing; there are two single-storey villas and six two-storey houses, with three being somewhat grander dwellings. A few of the houses were architecturally designed, but most came from pattern books. What marks this group out from those in other streets is their architectural integrity. All are designed in the late-Victorian villa style and, as was common in this period, some feature elaborate architectural treatments.

Subsequent renovations to their external fabric have been largely sympathetic to the villa idiom. This is rare in the Matakairangi Mount Victoria context and significantly increases the group’s architectural importance. Most of the houses retain notable levels of integrity, as well as original or appropriately designed boundary fences and the like.

The remaining house in the Armour Avenue Heritage Area is a substantial three-storey English Domestic Revival dwelling at 10 Armour Avenue and is located on the south side of the street. It was one of three large English Domestic Revival dwellings that were built on this side of the street in the early 20th century, all of which were set back from street and located on generous sections. The house at 10 Armour Avenue has a garden to the rear with a lawn and maturing trees. A garage at the front of the property partly obscures the house from view from the street.

List of buildings

- 3 – 5 Armour Avenue (also known as 1 Armour Ave)
- 7 Armour Avenue
- 9 Armour Avenue
- 10 Armour Avenue
- 11 Armour Avenue



- 13 Armour Avenue
- 15 Armour Avenue
- 17 Armour Avenue
- 19 Armour Avenue

Archaeological sites

The archaeological risk is unknown.

The overall site is part of Central City NZAA R27/270, and the area is shown on the Thomas Ward maps from the 1890s.

R27/607, the site of the Historic Town Acre 322, including 19th C buildings extends through the property boundaries of 7, 9, 11, 13, 15 Armour Ave.

There is little evidence of pre-1900 European activity at the north side of the street on the Thomas Ward maps, and subdivision of this area was relatively late in the suburban development of Matairangi Mount Victoria.

There is evidence of a pre-1900 dwelling on the site of 10 Armour Avenue, and there is a site of significance to Māori that runs through 10 Armour Avenue (Waitangi Awa).

Buildings or features

3 – 5 Armour Avenue



Image (left): Temporary image from Googlemaps (2021)

Image (right): WCC, 2022.

Built: 1899 original house, c.2021 infill house

Architect / builder: Mr Dixon (possibly Robert Dixon)



Title Number: 672447

Legal description: LOT 2 DP 480763

History

The two-storey villa at 3–5 Armour Avenue was built for H C Petersen by Mr Dixon (possibly Robert Dixon, also the builder of 7 and 9) in 1899. The house has had a number of largely working-class occupants, notably, from 1903, Linnaeus Partridge. Partridge was a jeweller who arrived in Te Whanganui-a-Tara Wellington in 1898 and, despite the early setback of a fire at his workshop in Willis Street, went on to establish a well-known partnership with jeweller George Jenness. They soon gained a reputation for quality workmanship and undertook a number of important commissions which included medals and Prime Ministerial gifts.

Street directories show that subsequent occupants included an assortment of working-class men and several married (possibly widowed) women. Annie Bird was an early occupant; her son died in the wreck of the *SS Penguin* in 1909.²¹ Other occupants included, in 1913, Francis Beamish, a clerk, in 1921, William Perry, solicitor, in 1929, John William Knight, builder, and then in 1955, Joyce Seddon. By 1961/62 Stan Horsfield, an assistant manager shared the house with John Gowans, a stereotyper.

Physical description

The original house has undergone several important alterations. The upstairs extension and glazing of the verandah was most likely added in the 1920s. In 1944 the owner, builder J W Knight, undertook the work to convert the house into two separate flats. The building, plumbing and drainage of this work cost a total of £100, and included turning an upstairs bedroom into a second kitchen.²² Internal and external alterations to kitchen, dining room and courtyard of the ground floor were undertaken in 2003. Cosgrove Design Ltd drew up these plans, which included shortening the passageway, combining the dining and kitchen area to create a larger kitchen area with an island workbench, and reconfiguring the toilet and bathroom space.²³ The following year new skylights and French doors were added.²⁴

²¹ *New Zealand Times*, 15 February 1909, p.5

²² 00056:299:B23701; 1 Brougham Avenue, convert to 2 flats - 27 Nov 1944, Wellington City Archives (WCA)

²³ 00078:1812:109414; 1 Armour Avenue, alterations – 2003

²⁴ 00078:2296:112829; 1 Armour Avenue, additions and alterations – 2004



The original house is a two-storey Victorian villa. It has an infilled verandah on its upper storey and a bow window (with casements and fanlights) on its ground floor. The front door appears to be a mix of original joinery and modern replicas and is surrounded by a set of pleasant stained-glass windows that are in keeping with the style of the house. The timber weatherboards are of a rusticated design/profile, and there are shingles on the front elevation. The eaves on the side elevations are supported by brackets.

Despite the changes, which have largely obscured its Victorian origins, the house still adds to the character of the street. This may be partly because the alterations generally reflect the English Domestic Revival style of some of its southern neighbours.

In c.2021 a large single-storey garage to the west of the property was demolished and replaced by a new two-storey infill house. The new infill house at 3 Armour Avenue does not detract substantially from the streetscape values of the heritage area. The house has been constructed at the western end of the heritage area and does not interrupt the row of Victorian villas. It is built to a sympathetic scale and is a modern re-interpretation of a two-storey villa.

7 Armour Avenue



Image: WCC, 2022

Built: 1899

Architect / builder: Robert Dixon

Title Number: WN31D/325

Legal description: PT LOTS 57 & 58 DP 645



History

This timber villa was built for and by Robert Dixon, along with the neighbouring property at No 9, in 1899. The two houses were speculative builds. The earliest occupants in this house were engineer Henry Hastwell and his wife Ida. After her husband's death in 1908, Ida Hastwell continued to live at the residence until her own death in 1921. Clerk Graham Camp occupied the property from 1921. He was followed, from 1924, by Alfred Fagg, a grocer, who lived there for over 20 years. John Morrison occupied the house from 1946 until 1954, when Eva M Nicholls began a long tenure.

The house, particularly the front elevation, has changed little since it was built at the end of the 19th Century. The sash windows on the upper level are original, as is the entrance way. Additions were undertaken in January 1954 when owner Eva Nicholls employed builder R R Ward to extend the living room at the rear of the house at a cost of £185.²⁵ In 1980, it was re-piled at a cost of \$1,895.²⁶ In 1988 the owners upgraded the laundry area, built a porch over the back door and installed a spa pool at the rear of the property.²⁷ In 2008 a stairway and windows at to the back of the house were added.²⁸ Today the house is separated from the footpath by a white picket fence.

Physical description

The house is a two-storey Victorian villa with timber framed structure and timber weatherboard cladding. It has a verandah with a hipped roof that is partly enclosed by a square bay-window. The timber weatherboards are of a rusticated design/profile, and the eaves are supported by brackets.

The house is notable for the intactness of its street facing façade and the survival of its original joinery—including the entrance door and sash windows.

²⁵ *New Zealand Times*, 15 February 1909, p.5

²⁵ 00056:299:B2370

1; 1 Brougham Avenue, convert to 2 flats - 27 Nov 1944, Wellington City Archives (WCA)

²⁷ 00078:1812:109414; 1 Armour Avenue, alterations – 2003

²⁸ 00078:2296:112829; 1 Armour Avenue, additions and alterations – 2004 of the house – 2008



9 Armour Avenue



Image: WCC, 2022

Built: 1899

Architect / builder: Robert Dixon

Title Number: WN29D/563

Legal description: Part Lot 58 Deposited Plan 645

History

In 1899 this villa and the one neighbouring it at No.7 were built for and by speculative builder Robert Dixon.²⁹ By 1903 it was occupied by George McLean, and then by Oscar Kember, a Justice of the Peace and accountant at Kember & Son. The next tenant, in 1916 was Emma Tanner; then Mary Houlihan in 1921; Mrs F A Byrne and Miss E Houlihan shared the house from 1924; then bank clerk Edward C Little occupied the residence in 1929. He was followed by two widows in succession, Margaret Campbell from 1940 and Ellen Larking from 1959. By 1971/72 the occupants were John Van Huizum and Murray Campbell, a surveyor. They were followed by Howard C Barker in 1975 and S J Read in 1979. Since 1981 the wide assortment of occupants and their short residency suggests that the property has been a rental and continues in this use today.

In 1980, the owner employed architect Sarah Scott & Associates to draw up plans for ambitious alterations. These included demolishing internal walls; removing all flooring; demolishing the downstairs toilet; removing the rear deck; repairing the

²⁹ 00053:55:3479; Brougham Avenue [7 & 9 Armour Avenue], dwelling [two dwellings] - 07 Aug 1899



roof; removing of rotten weatherboards; relining the entire house with gib board; reflooring; installing new wiring; new decks; new staircase; new drainage and repiling on concrete piles; and repainting.³⁰ In 2011 the internal staircase was removed,³¹ which suggests that the house is divided into two flats.

Changes since its construction have significantly altered the front elevation. The two sash windows on the upper right and lower right have been removed and replaced with a small extension. The first floor was altered considerably by the construction of a small-pitched roof extension and a balcony over the entrance.

Physical description

The house is a two-storey Victorian villa with timber framed structure and timber weatherboard cladding. It has a two-storey bay window with a gable roof, and a small balcony at the first floor over the verandah. The front door appears to be original, or a well-considered replica. The timber weatherboards are of a rusticated design/profile, and the eaves are supported by brackets.

The alterations to the front façade are well-considered, respect the design of the building, and fit the context of the heritage area.

11 Armour Avenue



Image: WCC, 2022.

Built: 1903

³⁰ 00058:1306:C55185; 9 Armour Avenue, dwelling additions and alterations – 9 Dec 1980

³¹ 00078:4051:242347; 9 Armour Avenue, removal of internal staircase – 2011



Architect / builder: Architect - Robert Tait / Builder G E Humphries

Title Number: WN123/38

Legal description: LOT 59 DP 645

History

This villa was built for John Paul at the corner with Albany Avenue in 1903.³² Paul was an accountant at the Te Whānganui-a-Tara Wellington branch of the Drapery and General Importing Company of Aotearoa New Zealand, a department store known by the acronym DIC. The villa was constructed by builder G E Humphries to a design by architect, builder and sawmill owner, Robert Tait. Tait, originally from the Shetland Islands, was an industrious and long-time resident of Te Whānganui-a-Tara Wellington.³³

Paul's occupancy of the building was followed by that of William S Short in 1905. Short had a distinguished career with the Public Works Department, eventually rising to the position of Under Secretary before his retirement in 1920.³⁴

After his occupation there was a long list of occupants and by 1928, and perhaps much earlier, the house appears to have divided into two flats; Edwin Tanner (in 1913); Charles McGill in 1921, manager Edmund Griffin in 1924, Robert Redfern, a welder, in 1929, L Smith from 1933, followed by Annie Dunbar in 1940. She occupied the house for over 20 years. She was followed by Jean Porteous, who was also the owner, Hilary Smith and clerk Thomas Keating. Since the 1980s, the property appears to have been a rental property with various tenants.

Physical description

The house is a grand Victorian two-storey two-bay villa located at the corner of Armour Avenue and Albany Avenue. The roof is hipped and there are three chimney stacks that have a decorative cornice detail, two of which are visible from the street. The street elevations are clad in rusticated weatherboards and have decorative timber quoins on the corners. The sash-windows to the street-facing elevations have segmental arched heads on the top sash, and there is a graceful pair of two-storey bay windows with that changes from a rectangular bay at the ground floor to a chamfered bay at the upper level. The symmetry of the street façade is continued on the lower level with graceful verandah posts supporting a balcony above, which also shelters the main entrance. There is a white picket

³² 00053:94:5380; cnr Brougham and Victoria Avenues [11 Armour Avenue], dwelling, 20 Apr 1903

³³ Mew, Geoffrey and Adrian Humphris 2014, *Raupo to Deco: Wellington Styles and Architects 1840-1940*, Wellington, p.357

³⁴ *Evening Post*, 27 September 1926, p.10



fence. The house is notable for its elegant and elaborate Edwardian ornamentation, and the intactness of its street-facing façades which are substantially unchanged since the house was built.

The house has undergone a variety of improvements and alterations. In April 1954 a concrete wall (possibly a retaining wall) was constructed for Mr Porteous, presumably the husband of Jean Porteous, and built by J H Spiers at a cost of £100.³⁵ Although the house had previously been used as flats, in February 1965 Porteous converted the dwelling into two self-contained flats.³⁶ In October 1980 it was converted back to one dwelling with a garage.³⁷ Five years later, the owner undertook dwelling additions and alterations to the upstairs and entrance and it was re-piled.³⁸ In 1999 bathroom and laundry were renovated.³⁹

13 Armour Avenue



Image (left): Albany Avenue elevation, WCC, 2022.

Image (right): Armour Avenue elevation, M. Kelly, 2017.

Built: 1898

Architect / builder: unknown (possibly designed by William Crichton)

Title Number: WNE2/671

Legal description: LOT 60 DP 645

³⁵ 00056:478:B36052; 11 Armour Avenue, concrete wall – 26 Apr 1954

³⁶ 00058:386:C16495; 11 Brougham Avenue [11 Armour Avenue], convert to 2 flats - 24 Feb 1965

³⁷ 00058:1294:C54769; 11 Armour Avenue, convert 2 flats to dwelling and garage - 09 Oct 1980

³⁸ 00059:0:D508; 11 Armour Avenue, dwelling additions and alterations, upstairs and entrance only 28 Jun 1985 and 00059:0:D851; 11 Armour Avenue, repile – 4 July 1985

³⁹ 00078:473:53536; 11 Armour Avenue, bathroom/laundry renovation – 1999



History

This villa was built for composer Robert (or Thomas) Jones in 1898 and may have been the work of architect William Crichton. He advertised for the construction of an eight-roomed house in the street that year.⁴⁰ Jones was the occupant of the house until 1929.⁴¹ Between 1929 and 1979 a series of married women, possibly widows, lived at this address: Mrs N Moore, from 1929; Elizabeth Kroupa from 1933; Mrs M Horton from 1955; and Hilda Snowsill from 1959 until her death in 1978.

In 1980, the new owners undertook significant alterations to both the upstairs and downstairs, which included repositioning of windows and improvements to the kitchen and bathroom.⁴² In 1990 they built storage cupboards in the garden at the rear of the property and in 1992 constructed a bicycle shed, also in the rear garden.⁴³

Physical description

The house is a two-storey Victorian villa located on the corner of Armour Avenue and Albany Avenue. The main elevation to Armour Avenue has a single-storey chamfered bay and retains its original door and window joinery. The sash-windows to the street-facing elevations generally have segmental arched heads on the top sash. The house is timber-framed and clad with rusticated weatherboards. It has a simple hipped roof, and the eaves are supported by brackets. Both side elevations are visible from the street, particularly the secondary façade to Albany Avenue. The house is nestled behind an historically appropriate fence, within an established garden.

The house is notable for the intactness of its street-facing façade and the survival of its original joinery—including the entrance door, sash windows and bay. The later modifications are well-considered, respect the design of the building, and fit the context of the heritage area.

⁴⁰ *Evening Post*, 2 April 1898, p.8

⁴¹ OC2817

⁴² 00058:1411:C53122; 13 Armour Avenue, dwelling additions and alterations - 22 Jan 1980

⁴³ 00059:417:E21144; 13 Armour Avenue, dwelling additions and alterations - 1990 and 00059:417:E25133; 13 Armour Avenue, dwelling additions and alterations – 1991



15 Armour Avenue



Image: WCC, 2022.

Built: 1901

Architect / builder: Menelaus and Riggs

Title Number: WN114/215

Legal description: LOT 61 DP 645

History

This villa was built by builders Menelaus and Riggs for Te Whānganui-a-Tara Wellington businessman John Nelson Beckingsale in 1901.⁴⁴ Beckingsale worked at the Te Whānganui-a-Tara Wellington branch of Bing, Harris & Co., general merchants, warehousemen and importers selling dry goods, clothing and footwear from their premises at the corner of Victoria and Harbour Streets. As well as a businessman he was an enthusiastic cyclist.⁴⁵ By 1910, George Paradise, a clerk at H Oscar Hewitt & Co Ltd was in residence, and subsequent occupants were, in 1921, George William Wright, a gardener, then, in 1940, Joseph O'Shea, a seaman and labourer. There have been various occupants since then, with the longest occupancy of note was between 1987 and 2000.

O'Shea was the first to make a significant change to the property when, in November 1949, he constructed a car pad at the front of the house at a cost of

⁴⁴ 00053:75:4486; 15 Brougham Avenue [15 Armour Avenue], dwelling - 13 Aug 1901

⁴⁵ *Evening Post*, 10 February 1891, p.4



£105.⁴⁶ The potbelly stove was replaced with a fireplace in 1999.⁴⁷ Alterations were undertaken in 2003 to remove internal walls, remove fireplace, install beams and fit French doors.⁴⁸

Physical description

The house is a single-storey two-bay Victorian/Edwardian villa. It is symmetrically designed, with a central entrance and a hipped, corrugated iron roof. It is a notably intact example of a common design, a pattern book plan used in most of Te Whānganui-a-Tara Wellington's inner suburbs. The loss of the front garden to car-parking reduces the contribution of the garden to the streetscape and could be reversed with some sympathetic landscaping.

17 Armour Avenue



Image: 17 Armour Avenue, M. Kelly 2017.

Built: 1898

⁴⁶ 00056:377:B28970; 13 Armour Avenue, garage - 29 Nov 1949

⁴⁷ 00078:243:50306; 13 Armour Avenue, replacement of pot belly stove with fireplace – 1999

⁴⁸ 00078:1464:101100; 13 Armour Avenue, internal alterations – 2003 and 00078:1795:100420; 13 Armour Avenue, internal house alterations – 2003



Architect / builder: unknown
 Title Number: WN93/111
 Legal description: LOT 62 DP 645

History

This single-storey villa was built for James McGrath in 1898.⁴⁹ McGrath was a wood and coal dealer with a business on Cambridge Terrace, who in later years worked as a messenger. McGrath was a resident at the address for around 10 years. The building has had a number of long-term occupants since then; which include from 1913 William Hickson, a clerk; between 1921 and 1961 Te Whānganui-a-Tara Wellington journalist George Osbourne; and from 1967/68 to 1975 Ms Ada F Ritchie. From the 1970s to 2005 the house appears to have been occupied by short-term residents and has returned to long term owner-occupation since then.

Several notable changes have been made to the house. In March 1982 the owners re-piled it at a cost of \$3,600.⁵⁰ They then undertook dwelling additions and alterations two years later in May 1984 at a cost of \$10,000. These changes included the construction of a garage under the house and a lean-to extension to the rear of the building.⁵¹ In 2006 new owners demolished the lean-to, reconstructed the kitchen/family room, extended the basement storage area and built a new stair.⁵² Today the property has off-street parking, adjacent to the cottage garden tucked behind an historically appropriate fence.

Physical description

The front elevation is of a symmetrical design with two bay windows flanking a verandah-covered entrance. As with no.15, the house was built from a common pattern book design. The modern garage reduces the overall integrity of the street façade but is relatively unobtrusive due to the well-considered landscaping to the front garden. The villa above the subfloor level is substantially unmodified and makes a strong contribution to the Edwardian/Victorian streetscape.

⁴⁹ OC2640; Brougham Avenue [17 Armour Avenue], dwelling - 22 Feb 1898

⁵⁰ 00058:0:C58546; 17 Armour Avenue, repile - 11 Mar 1982

⁵¹ 00058:0:C65132; 17 Armour Avenue, additions and alterations - 14 May 1984

⁵² 00078:2427:132098; 17 Armour Avenue, dwelling additions and alterations – 2005



19 Armour Avenue



Image: WCC, 2022.

Built: 1897

Architect / builder: unknown

Title Number: WNA4/603

Legal description: LOT 63 DP 645

History

This villa, situated at the corner of Armour Avenue and Porritt Avenue, was built in 1897 for Mrs Thomas L Ward.⁵³ She may have been the wife of Thomas Ward, the surveyor, who laid out the subdivision. The house was purchased in 1900 by Ernest Pilcher seemingly on behalf of his family, which included his father Thomas Pilcher, his mother Harriet (they had 11 children in all), brother Harold, an insurance agent, and Harold's wife Mabel and sister Edith, who taught violin from the family home.⁵⁴ Thomas Pilcher died, aged 66, in 1901.⁵⁵ The villa was occupied by various member of the Pilcher family until around 1916, when it was purchased by Alice Goldfinch; clerk William P Williams took up tenancy.⁵⁶

⁵³ OC2091A

⁵⁴ Dominion,

⁵⁵ *New Zealand Times*, 19 January 1901, p.4

⁵⁶ CT WN86/201, Land Information New Zealand (LINZ)



There followed a high turnover of both owners and tenants, who included George Purches, pastry cook in 1921, Mrs C Veitch in 1929, clerk George Jenner in 1936, Burt Nicholson, builder, in 1937, owner and occupant Stella White from 1943 to 1958, journalist, and later writer, Gordon McLauchlan in 1961/62, Ruby B 1967/68 and I Tavoï and Piilua Matepelu in 1975.

Significant changes have been made by several of the owners. In February 1928, G George commissioned J Dillistone to build a concrete garage at a cost of £81.⁵⁷ In February 1948, Stella White had an additional room built on the rear of house by builder A S Church at a cost of £167.⁵⁸ Owner E E Dagley made major changes in December 1962 when the dwelling was converted into three self-contained flats and a detached carport at a cost of £425.⁵⁹ Today tenants continue to occupy the three separate flats. The present owners have been associated with the property since 1993.

Physical description

The house is a two-storey timber framed Victorian villa clad in rusticated weatherboards. It is a reasonably large house, rectangular in plan, sits on a corner site but mainly addresses Armour Avenue. It has a square bay window and entrance porch on the front elevation, and a large lean-to at the rear (north). The main entrance is on Porritt Avenue. The windows are predominantly double-hung sashes with segmental arched heads on the top sash. The perimeter of the property is marked by a rendered brick wall and iron rail; this wall may be original (though the garage is a later addition).

The house is notable for the relative intactness of its north (including single-storey lean-to), south and east façades, all of which are visible from the street. The rendered brick fence is also an interesting and notable feature.

⁵⁷ 00056:49:B4757; 19 Armour Avenue, garage - 16 Feb 1928

⁵⁸ 00056:345:B26637; 19 Armour Avenue, alterations – 18 Feb 1948

⁵⁹ 00058:264:C11745; 19 Armour Avenue, dwelling converted to 3 flats and 1 carport - 11 Dec 1962



10 Armour Avenue



Image: WCC, 2022.

Built: 1926

Architect / builder: Architect Herbert Barnes, builder J W Hay

Title Number: WN291/88

Legal description: LOTS 3 4 DP 4464

History

10 Armour Avenue, popularly known as Wareham House, was built in 1926 for Bernard Osborne (1883-1951) and his wife Emily (née Sheldon). They purchased the land in 1922,⁶⁰ and the Thomas Ward maps show that the site may have been occupied by a 10-room house by 1892. Bernard Osborne was born in Melbourne, Australia in 1883 and he and his wife were married in Whakatū Nelson in 1911.⁶¹ They settled in Te Whānganui-a-Tara Wellington where Osborne set up a leather goods manufacturing business, specialising in bags, trunks, suitcases and attaché cases. He must have had some success because the house they built was a substantial one. Designed by architect Herbert Barnes in an English Domestic Revival style, it was built by J W Hay who tendered a

⁶⁰ CT WN291/88, Land Information New Zealand

⁶¹ Evening Post, 25 April 1911 p.9



price of £4704.⁶² It was the family home of the Osbornes, who had two sons, Kenneth (b.1912) and James (b.1916).

Bernard Osborne's business, known mostly as Osborne's Ltd, was located on Lambton Quay and later in Willis Street. When it was registered as a private company in 1926, the business was described as 'leather trunk and travelling bag manufacturers in all its branches and generally to buy, sell, manufacture, and deal in all kinds of goods, wares etc., and general incidental.'⁶³

The Osborne's property was purchased in Emily's name and the house built for her, but when Bernard Osborne died in 1951 the property passed to his executors, including son Kenneth.⁶⁴ Emily died in 1960, and it is possible that she remained on in the house until her death.

In 1964, the house was sold to Wareham House Ltd.⁶⁵, a company set up by the Wareham family and allied to their catering business. Brothers Pat and Jack Wareham established Maadi Catering in 1946 and set up the Maadi Lounge in Manners Street.⁶⁶The family bought Wareham House as a reception venue and Maadi Catering was later based there. Pat Wareham was invalided from frontline service in Egypt in World War II and worked as a cook in the mess tents of the Maadi Camp near Cairo, "after which the family business was named".⁶⁷

Several notable changes have been made to the house. In 1965 the Warehams applied to build a covered walkway to the first floor of the house, at an estimated cost of £300.⁶⁸ It is not clear if this was ever built. At some point between 1996 and 2004—but not revealed in plans held by Wellington City Archives—a large space was built on the bottom floor, where the garage was located, extending out into the driveway. This flat-roofed single-storey addition altered the appearance of the front elevation considerably. In 1994, the first floor and attic were converted and extended to form a two-bedroom apartment, to designs by Reid Associates of Waikanae.⁶⁹

Wareham House became a well-known Te Whānganui-a-Tara Wellington institution. A great many Wellingtonians would have set foot in the door at some point in their lives. It hosted thousands of events, mainly wedding receptions, but many other functions. Perhaps its most famous occasion was early on in

⁶² B810_ Brougham Avenue [10-12 Armour Avenue], dwelling - 04 Mar 1926, Wellington City Archives (WCA)

⁶³ Evening Post, 13 May 1926, p.11

⁶⁴ CT WN291/88, LINZ

⁶⁵ Ibid.

⁶⁶ Dominion Post, 28 April 2007

⁶⁷ Ibid.

⁶⁸ 00058:396:C16943, Building permit, 10 Armour Ave, WCA

⁶⁹ 00060_223_5096, Building consent, 10 Armour Ave, WCA



Wareham House's history – a luncheon for Lady Bird Johnson, wife of President Johnson, during their visit to Te Whānganui-a-Tara Wellington in 1966.

Wareham House's days as a reception venue ended in 2007. By this time Wareham House Ltd.'s shareholding was divided between Michael Wareham and Albert Wareham. The house was put on the market but not sold initially. In the interim, a double garage was built in 2010. The house was finally sold in 2015.

Physical description

This English Domestic Revival style house is based on the kind of houses made popular in Britain in the early 20th century by architects such as Edwin Lutyens and Charles Voysey. Barnes' design shows a good understanding of the kind of large middle-class residence then popular in Britain and Aotearoa New Zealand and other parts of the world.

It is a large three-storey house that is built around a central core with two intersecting axis, one roughly north-south, the other east-west. A projecting gable extends north from the centre of the house, which is marked by a peaked roof. This is flanked by another wing running parallel back to the rear of the house. Another wing extends to the west from the centre of the house. The various gables, all steeply pitched, allow the architect to introduce many different elements to the house—bay windows cut into the roofline, half timbering in gable ends, projecting gablets, multi-pane casement windows, and tall chimney stacks.

The large addition to the front elevation has less aesthetic value. The addition extends the footprint of the house considerably with a monolithic, flat-roofed structure. Another addition to the house at the rear also introduces a mono-pitched structure into the roofline but this is not visible from most vantage points.

10 Armour Street is a convincing example of English Domestic Revival architecture. As built, the house was a very satisfying composition. The house has had external and internal changes, most notably the addition to the main façade at ground floor level, which detracts from what was a very elegant elevation. Nevertheless, the house's elements are massed in an interesting and attractive way, which, allied to its size, gives it considerable presence.



Comparative Analysis Summary

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

Comparable houses scheduled in Matairangi Mount Victoria

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

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

The Armour Avenue Heritage Area includes five houses that are notable as highly intact examples of late Victorian dwellings, and one notable English Domestic Revival Style house. These houses have physical values that compare favourably to those already scheduled as individual heritage buildings in the Wellington District Plan.

Comparable heritage areas scheduled in Wellington

Beyond Matairangi Mount Victoria, the Wellington District Plan includes 35 heritage areas, of which three are collections of houses. These are the Aro Valley Cottages Heritage Area, a group of 'railway houses' at the Tarikākā Street Settlement Heritage Area, and a 'garden city' development at the Salisbury Garden Court Heritage Area. The draft District Plan includes an additional eight residential heritage areas, of these five are proposed for Matairangi Mount Victoria. The remaining three are the proposed Ascot Street Heritage Area in Thorndon, and two groups of baches that are already listed by HNZPT at Mestanes Bay and Red Rocks.

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



context of history, landscape and topography, and connections between people and place.

The Aro Valley Cottages Heritage Area has the most similarities with the six proposed new inner-city residential heritage areas. It is a small collection of 12 single and two-storey houses built between 1873 and 1903 and is situated on the busy thoroughfare of lower Aro Street. The area is listed by both HNZPT and the WCC. The Armour Avenue Heritage Area differs from the Aro Valley Cottages Heritage Area in that it includes additional types and styles of houses and has a more intimate setting—on a quiet side street in Matairangi Mount Victoria.

The unique features of the Armour Avenue Heritage Area include that although Matairangi Mount Victoria has many areas with groupings of fine houses of a similar period, many include houses that have been altered unsympathetically; none retain the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.

Significance Criteria

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

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

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

The construction of the Armour Street houses by speculators and owner-occupiers from the late 1890s, and their subsequent conversion into rental flats (and a hospitality venue) demonstrates these trends at a micro or street level. As does the subsequent architecturally sensitive renovations that occurred within the heritage area from the 1970s, and the return of many of the houses to owner-occupation.



Overall, the Armour Avenue Heritage Area has significant historic value for its association with these important themes of migration and settlement patterns in Aotearoa New Zealand's history, and it demonstrates important patterns of suburban development within the Wellington Region.

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

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

The house at 10 Armour Avenue has an enduring association with the Wareham Family who operated their successful catering business and hospitality venue from the premises for over 60 years. The venue is notable for its use in the 1960s for functions held by prime minister Keith Holyoake, including a luncheon for Lady Bird Johnson who was the wife of the US president at that time.

Other houses in Armour Avenue were home to people who became prominent in local and national business and public life. These include the jeweller Linnaeus Partridge and journalist Gordon McLauchlan.

Overall, although most of the occupants led low-profile lives, the Armour Avenue Heritage Area has some historic value for its association with people who contributed to the local Wellington area.

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

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



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

The Armour Avenue Heritage Area occupies a site of pre-1900 occupation and is listed as an archaeological site R27/270. Investigation of the site using archaeological methods would contribute to the knowledge and understanding of region. The archaeological values of the area are considered to be of **some** significance.

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

The Armour Street Heritage Area has significant architectural value. The area includes some highly intact and attractive examples of typical or pattern-book villas which date from an historically important period of development in Wellington, the late Victorian period. The area also includes 10 Armour Avenue which is a fine example of English Domestic Revival architecture despite some alterations to its street façade.

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

The Armour Avenue Heritage Area has significant streetscape values and contributes to the wider setting of Matakairangi Mount Victoria.

This is due to the proximity of late Victorian villas at the north of the street, which share a common architectural language but vary in design, ornamentation, height, and scale. The streetscape aesthetic values are enhanced by the proximity of the houses to the street, low fence heights, and well-kept front gardens. Visual interest is also provided by the wider street setback of the housing on the south side of Armour Avenue. Taken together the street provides valuable insights into early 20th century townscape thought and practice.

The new infill house at 3 Armour Avenue does not detract substantially from the streetscape values of the heritage area. The house has been constructed at the



western end of the heritage area and does not interrupt the row of Victorian villas. It is built to a sympathetic scale and is a modern interpretation of two-storey villa.

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

The Armour Avenue Heritage Area has significant group value within the local, Te Whānganui-a-Tara Wellington context. It is one of a group of heritage areas set within Matairangi Mount Victoria. These are Armour Avenue, Doctors Common, Elizabeth Street, Moir Street and Porritt Avenue.

Within the heritage area, the houses on the north side of Armour Avenue are a highly cohesive group that were built between 1897 and 1903. Although constructed in different sizes, designs, and heights, they are all built of timber in the late-Victorian villa style.

The house at 10 Armour Avenue to the south of the street completes the narrative of early 20th century development in Matairangi Mount Victoria, which is suburb where ostentatious houses of the wealthy are integrated into streets of the humbler dwellings of the middle and working classes.

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

The surroundings of the Armour Avenue Heritage Area include a site of significance to Māori, the Porritt Avenue Heritage Area, and several individually listed heritage buildings. The wider context is the suburb of Matairangi Mount Victoria, most of which is considered to be a special character area that is well-known for its pre-1930 housing.

The setting and context of the heritage area contribute substantially to the appreciation and understanding of the character, history and patterns of development of the heritage area.

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



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

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

The Armour Avenue Heritage Area has significant integrity, and the physical values of the place are largely unmodified.

The group retains significant fabric from the time of its construction—particularly the elevations, roofs, and external features that can be viewed from the street. The group stands out from other Matairangi Mount Victoria streets for the architectural integrity of the additions and modifications to this fabric. Even large-scale renovations are sympathetic to the original design of the building and respect the overall context of the streetscape.

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

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

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



- (ii) **Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.**

The Mount Victoria Heritage Study was prompted by community concerns that Matairangi Mount Victoria's heritage of housing was being undermined and lost through demolitions and alterations. The suburb is held in high public esteem by the local community to the extent that if it was damage or destroyed it would cause a sense of loss.

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

The care and attention lavished on some of these houses and the commitment to return them to their original appearance suggests a certain amount of community pride.

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

The Heritage Area overlays part of SASM #164 Waitangi Awa.

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

Matairangi Mount Victoria has many areas with groupings of fine houses of a similar period, but many of them contain houses that have been altered to some extent or another; none of them has retained quite the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.

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

The area includes a very good example of a group of houses designed in the late-Victorian villa style, along with a fine English Domestic Revival style house. It ably conveys social diversity of colonial, inner city suburbs, where small and large houses were situated in the same street and people from different social classes lived



alongside each other. It is also a good example of gentrification processes that have been sensitive to existing material fabric.

Recommendations

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

The Armour Avenue Heritage Area has significant **historic** value as it is associated with important themes that are identified in Council's Thematic Heritage Study of Wellington completed in 2013. These include the history of migration to Wellington by Māori and colonial settler / tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839.

The history of Armour Avenue also directly illustrates the creation of high-density inner-city suburbs in the late nineteenth and early twentieth centuries, suburban expansion due to access to reliable public transport, and a change in desirability of inner-city suburbs that started in the 1920s and increased after WWII. This was followed by the rediscovery of the inner-city by the middle classes from the 1970s and the gentrification of suburbs like Matairangi Mount Victoria.

The area has significant **physical** values including notable architectural, townscape and group values. It has significant integrity with the survival of heritage fabric, and with sympathetic additions, alterations and landscaping that fit within the overall context of the street.

Matairangi Mount Victoria has significant **social** values to its local communities. The collection of houses at Armour Avenue is considered to be **rare** within the context of Matairangi Mount Victoria, and to be a good **representative** example of inner-city housing in Wellington.

It is also recommended that the infill house at 3-5 Armour Avenue should be identified as 'non-heritage' for the purpose of the heritage area demolition rules.

Other recommendations:

Although 10 Armour Avenue was originally recommended to be listed as a heritage building, it fits within the wider narrative of the Armour Avenue Heritage Area and would contribute to the heritage values of the area. As such it is recommended that the house is included within the Armour Avenue Heritage Area.



The house has significant architectural value as a notable example of an English Domestic Revival architecture and has historic and social values that are locally significant for Mairangi Mount Victoria. The District Plan heritage area rules are likely to be a good way to manage the values of the place. The recommendation is to include the house in the heritage area (only), rather than pursuing inclusion as an individually scheduled building as this would not substantially increase the protection of the place from inappropriate subdivision, use or development.

Heritage Assessment Criteria

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

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



Extent of the Place

The Armour Avenue includes all buildings and structures at:

- 3 – 5 Armour Avenue
- 7 Armour Avenue
- 9 Armour Avenue
- 10 Armour Avenue
- 11 Armour Avenue
- 13 Armour Avenue
- 15 Armour Avenue
- 17 Armour Avenue
- 19 Armour Avenue

Exclusions: The infill house at 3-5 Armour Avenue is 'non-heritage' for the purpose of the heritage area demolition rules.

Inventory of buildings and features

Status:

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

Name of building / feature	Status
3-5 Armour Avenue, infill house (c.2021)	1 / Neg.
3-5 Armour Avenue	2
7 Armour Avenue	3
9 Armour Avenue	2
11 Armour Avenue	3
13 Armour Avenue	3
15 Armour Avenue	3
17 Armour Avenue	2
19 Armour Avenue	3
10 Armour Avenue	3



Sources and References

Primary

Wellington City Archives

00053:55:3479; Brougham Avenue [7 & 9 Armour Avenue], dwelling [two dwellings] - 07 Aug 1899
 00053:75:4486; 15 Brougham Avenue [15 Armour Avenue], dwelling - 13 Aug 1901
 00053:94:5380; cnr Brougham Avenue and Victoria Avenue [11 Armour Avenue], dwelling, 20 Apr 1903
 00056:299:B23701; 1 Brougham Avenue, convert to 2 flats - 27 Nov 1944, Wellington City Archives (WCA)
 00056:345:B26637; 19 Armour Avenue, alterations – 18 Feb 1948
 00056:377:B28970; 13 Armour Avenue, garage - 29 Nov 1949
 00056:471:B3653; 7 Armour Avenue, additions – 22 Jan 1954
 00056:478:B36052; 11 Armour Avenue, concrete wall – 26 Apr 1954
 00056:49:B4757; 19 Armour Avenue, garage - 16 Feb 1928
 00058:0:C58546; 17 Armour Avenue, repile - 11 Mar 1982
 00058:0:C65132; 17 Armour Avenue, additions and alterations - 14 May 1984
 00058:1294:C54769; 11 Armour Avenue, convert 2 flats to dwelling and garage - 09 Oct 1980
 00058:1303:C55065; 7 Armour Avenue, repile – 21 Nov 1980
 00058:1306:C55185; 9 Armour Avenue, dwelling additions and alterations – 9 Dec 1980
 00058:1411:C53122; 13 Armour Avenue, dwelling additions and alterations - 22 Jan 1980
 00058:264:C11745; 19 Armour Avenue, dwelling converted to 3 flats and 1 carport - 11 Dec 1962
 00058:386:C16495; 11 Brougham Avenue [11 Armour Avenue], convert to 2 flats - 24 Feb 1965
 00059:0:D508; 11 Armour Avenue, dwelling additions and alterations, upstairs and entrance only 28 Jun 1985 and 00059:0:D851; 11 Armour Avenue, repile – 4 July 1985
 00059:242:D11055; 7 Armour Avenue, dwelling additions and alterations – 1988
 00059:417:E21144; 13 Armour Avenue, dwelling additions and alterations - 1990 and 00059:417:E25133; 13 Armour Avenue, dwelling additions and alterations – 1991
 00078:1464:101100; 13 Armour Avenue, internal alterations – 2003 and 00078:1795:100420; 13 Armour Avenue, internal house alterations – 2003
 00078:1812:109414; 1 Armour Avenue, alterations – 2003
 00078:2296:112829; 1 Armour Avenue, additions and alterations – 2004
 00078:2427:132098; 17 Armour Avenue, dwelling additions and alterations – 2005
 00078:243:50306; 13 Armour Avenue, replacement of pot belly stove with fireplace – 1999



00078:2912:186723; 7 Armour Avenue, New stairway and windows to the back of the house – 2008

00078:4051:242347; 9 Armour Avenue, removal of internal staircase – 2011

00078:473:53536; 11 Armour Avenue, bathroom/laundry renovation – 1999

OC2091A

OC2640; Brougham Avenue [17 Armour Avenue], dwelling - 22 Feb 1898

OC2817

Certificate of Title WN86/201, Land Information New Zealand

Wises New Zealand Post Office Directory, 1897-1979

Habitation Indexes, 1981-2015

B810_ Brougham Avenue [10-12 Armour Avenue], dwelling - 04 Mar 1926

00058:396:C16943, Building permit, 10 Armour Ave

00060_223_5096, Building consent, 10 Armour Ave

CT WN291/88, Land Information New Zealand

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Mew, Geoffrey and Adrian Humphris 2014, *Raupo to Deco: Wellington Styles and Architects 1840-1940*, Wellington

Mew, Geoffrey and Adrian Humphris 2009, *Ring Around the City: Wellington's New Suburbs 1900- 1930*, Aotearoa New Zealand: Steele Roberts.

Waitangi Tribunal, *Te Whanganui A Tara Me Ona Takiwa: Report on the Wellington District*, WAI 145 Waitangi Tribunal Report, 2003.

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Newspapers

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Evening Post, 10 February 1891, 27 September 1926, 12 June 1939, 19 August 1939

New Zealand Herald, 27 December 1927

New Zealand Times, 19 January 1901, 15 February 1909, 4 October 1919

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Evening Post, 25 April 1911, 13 May 1926, *Dominion Post*, 28 April 2007

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Bing, Harris & Co, <http://www.heartofthecity.co.nz/aucklandshopping/fashion/bing-harris-co> (accessed: 1/12/2016)

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Appendices

Appendix 1 Comparative analysis


Appendix 2 Wellington Thematic Heritage Study 2013



Appendix 1 Comparative analysis


Proposed and existing heritage areas listed in the Wellington District Plan – residential areas				
Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Armour Avenue Heritage Area	Armour Avenue, Matairangi Mount Victoria	Draft District Plan 2021		<p>The proposed Armour Avenue Heritage Area is a group of eight late-Victorian houses and one English Domestic Revival style house on Armour Avenue. Matairangi Mount Victoria has many areas with groupings of fine houses of a similar period, but many include houses that have been altered unsympathetically; none retain the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.</p>

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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Doctors' Common Heritage Area	Matairangi Mount Victoria	Draft District Plan 2021		<p>The proposed Doctors' Common Heritage Area includes a group of 40+ houses. The area is visible from vantage points around Te Whānganui-a-Tara Wellington. It forms part of a picturesque backdrop to the inner harbour and Te Aro and has significant townscape values for its unique collection of houses built along narrow steps and paths on steeply sloping land. The Victorian, Edwardian and early 20th century houses are generally the first to have been built on their sites, and there are very few modern developments within the area.</p>




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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Elizabeth Street Heritage Area	Two eastern street-blocks of Elizabeth Street from Brougham Street to the Town Belt.	Draft District Plan 2021		<p>The proposed Elizabeth Street Heritage Area includes 75+ properties, most of which are late 19th century workers dwellings. The heritage area includes the highest concentration of 1870s houses in Matakairangi Mount Victoria. Most are substantially unchanged since the early 20th century. Many of the houses are built on long and narrow sites and have a street elevation that is no more than one room wide.</p>





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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Moir Street Heritage Area		Draft District Plan 2021		<p>The proposed Moir Street Heritage Area includes approx. 30 houses. Constructed from the late 1870s onwards, it is a relatively densely built narrow lane, home to diminutive houses on small sections that give the street its particular historic character. Most of the houses were designed as workers' dwellings and are substantially unchanged since the early 20th century.</p>





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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Porritt Avenue Heritage Area		Draft District Plan 2021		<p>The proposed Porritt Avenue Heritage Area includes a group of 45+ houses. It is an unbroken streetscape of Victorian and Edwardian houses. All the houses are the first dwellings on their site, and all were built within a 25-year period (c.1885-1910). This makes Porritt Avenue the most intact street of any in Matakairangi Mount Victoria.</p>
Aro Valley Cottages		<p>HNZPT – Aro Street Historic Area.</p> <p>WCC – Aro Valley Cottages Heritage Area.</p>		<p>The Aro Valley Cottages Heritage Area includes 12 single and two-storey houses built between 1873 and 1903 and situated in lower Aro Street. The houses, which are near the city end of Aro Street, are grouped in near-identical pairs or fours on opposite sides of the street.</p>



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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Tarikaka Street		WCC – Tarikākā Street Settlement Heritage Area		The Tarikākā Street Heritage Area includes a group of 60+ houses that were constructed by the Railways Department in the 1920s as low-cost housing for its workers. The houses were prefabricated in Kirikiriroa Hamilton and brought to Te Whānganui-a-Tara Wellington by train.
Salisbury Garden Court		WCC – Salisbury Garden Court Heritage Area		Salisbury Garden Court is development of 16 houses completed in 1930. It was one of a number of schemes developed in the first half of the 20th century that drew on the principles of Garden City residential design.





Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

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

	Select the themes & subthemes which apply to the place	Yes / some (add explanation)
A	MIGRATION/ IMMIGRATION	
A1.1	Maori migration	
A1.1H	Streams and waters	Yes - see SASM #164 Waitangi Awa
A2	Settlement Patterns	
A2.2	Colonisation	Yes – Matairangi Mount Victoria is generally one of the earliest established suburbs
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes
A2.2B	Road alignment	Yes
A2.3	Suburban Expansion	
A2.3A	Speculator housing	Yes – some inner-city speculator housing
A2.4	Post WWII flight to outer suburbs and changing desirability of inner-city suburbs	Yes – demonstrates the changing use of inner-city houses
A2.5	Gentrification/ protection of heritage housing	
A2.5C	Restored houses/ precincts	Yes
A2.6	Return to city living/ apartment dwelling	Yes