

Historic Heritage Area Evaluation

Doctor's Common Heritage Area

Doctor's Common, Hawker St, Kennedy St, McIntyre Avenue, Shannon St, and Vogel St, Mount Victoria



November 2021

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



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Executive Summary

The Doctor's Common Heritage Area was identified in the Mount Victoria Heritage Study in 2016-17 as having significant heritage values.

Overview

Doctor's Common Heritage Area is the name given to a remarkable landscape in north Mount Victoria, Wellington. Composed of a collection of 40+ timber houses on a steep hillside, this area is named after the first thoroughfare in the area, one of a number of steps and paths that now provide access to these houses from Hawker and Shannon Streets. This area shows how demand for land close to the city at the turn of the 20th century led to the construction of houses in steep and awkward terrain—a common theme in Wellington's development and taken to an extreme at Doctor's Common.

The land around 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 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. European settlement in the heritage area began in the late 1840s with the arrival of John and Emma Watson, who built a house and fenced off land. No other houses were built until the late 1860s and settlement began in earnest in the 1880s. The last house was built in 1904.

The area contains diverse housing, with a strong contrast between large two-storey villas built for the affluent, and small cottages occupied by working class people. Regardless of their size, most houses are timber framed, clad with timber weatherboards, and with corrugated iron or steel roofs. This lends the area a homogeneity which is characteristic of Mount Victoria and most of Wellington's inner-city suburbs.

The houses were and are owned and occupied by people with local significance including journalist and writer Pat Lawlor; Wellington's longest-serving Mayor Frank Kitts; writer and columnist Rosemary McLeod; education administrator William Anderson; activist Catherine Kelly, her husband trade unionist Pat Kelly, their daughter, unionist and advocate Helen Kelly; and Jane Wrightson chief executive of New Zealand on Air.

The area is visible from many vantage points around Wellington where it forms a picturesque backdrop to the inner harbour and Te Aro. Viewed from afar the area is a homogenous collection of Victorian, Edwardian and early 20th century houses with very few modern housing developments. Although almost every house has been



modified to some degree, the houses are generally the first (and only) to have been built on its section.

Recommendations

The Doctor's Common Heritage Area has been identified as meeting the requirements of the Wellington City Council and the 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 following places are scheduled as the Doctor's Common Heritage Area in the Wellington District Plan:

- 3, 5, 6, 7, 8, 9 Doctor's Common, and Doctor's Common (including path and steps).
- 34, 36, 38, 40, 42, 44, 46, 48, 50-52, 54, 56, 58, 60, 62 Hawker Street.
- 1, 2, 3 Kennedy Street and Kennedy Street (including path and steps).
- 1, 3, 5, 7, 9, 11, 13, 15 McIntyre Street and McIntyre Street (including path and steps).
- 12, 17, 19, 21, 23, 25, 27, 29, 31 Shannon Street.
- 1, 5, 7, 9, 11 Vogel Street and Vogel Street (including path and steps).

The primary features of the heritage area include all buildings and structures within the boundary of the heritage area.

The 1987 house constructed at 9 Doctor's Common, the Gerondis Apartments constructed at 50-52 Hawker Street, and the new house constructed at 1 Vogel Street c.2019, are identified as "non-heritage" for the purpose of the District Plan heritage area demolition rules.

Summary Statement of Significance

The Doctor's Common Heritage Area has significant **historic** value for its association 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 settlers, Tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839. Houses within the heritage area are also associated with writers, politicians, activists and trade unionists, and businesspeople who made significant contributions to the Wellington region and beyond.

The area has significant **physical** values and is visible from vantage points around Wellington. It forms part of a picturesque backdrop to the inner harbour and Te Aro and has significant townscape values for its unique collection of houses built along narrow steps and paths on steeply sloping land. The Victorian, Edwardian and early 20th century houses are generally the first to have been built on their sites, and there are very few modern developments within the area.



Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** for the concentration of narrow steps and paths and associated housing. The houses are good **representative** examples of the of Victorian, Edwardian, and early 20th century houses that typify Mount Victoria.

Purpose

The purpose of this document is to consider the proposed Doctor's Common Heritage Area located in 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 Doctor's Common 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	Doctor's Common Heritage Area refers to a roughly rectangular area on the north Mount Victoria hillside between Vogel Street to the south, Kennedy Street to the north, Hawker Street to west and the Town Belt to the east. Occupying what were Town Acres 399 to 402 and part of 404, it takes in all or part of six streets – Doctor's Common, McIntyre Avenue and Shannon, Vogel, Hawker and Kennedy Streets.
NZTM grid reference	
WCC Heritage Area	None
Sites of significance to Māori	The heritage area is adjacent to Te Ranga a Hiwi Precinct.
HNZPT Historic Area	Not listed
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Central City NZAA R27/270
Other names	

List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
Doctor's Common (path)	Part Section 400 TN OF Wellington WN35/11			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
3 Doctor's Common	Part Section 400 City of Wellington WN72/139			Check archsite
5 Doctor's Common	Lot 1 Deposited Plan 65790 WN34B/553			Check archsite
6 Doctor's Common	Lot 1 Deposited Plan 53992 WN24A/639			Check archsite
7 Doctor's Common	Lot 1 Deposited Plan 62132 (Note this is the same title as 9 Doctor's Common) WN32A/349			Check archsite
8 Doctor's Common	Lot 2 Deposited Plan 53992 WN24A/640			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
9 Doctor's Common	<p>Lot 1 Deposited Plan 62132</p> <p>(Note: this is the same title as 7 Doctor's Common)</p> <p>WN32A/349</p>			Check archsite
34 Hawker Street	<p>Allotment 10-11 Deposited Plan 44</p> <p>WN34/160</p>			Check archsite
36 Hawker Street	<p>Part Section 400 City of Wellington</p> <p>WN24A/536 and WN24A/537</p>			Check archsite
38 Hawker Street	<p>Part Section 400 City of Wellington</p> <p>WN78/168</p>			Check archsite
40 Hawker Street	<p>Lot 1 DP 747</p> <p>WN96/38</p>			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
42 Hawker Street	Lot 2, 5, & Part Lot 3 & Lot 7 DP 747 WN146/83			Check archsite
44 Hawker Street	Part Lot 3, Lot 6, Lot 7, DP 747 WN146/82			Check archsite
46 Hawker Street	Part Section 401 Town of Wellington WN46C/683			Check archsite
48 Hawker Street	Lot 1 DP 4834 WN275/254			Check archsite
50 – 52 Hawker Street	Lot 1 DP 349757 209234			Check archsite
54 Hawker Street	Lot 2 Deposited Plan 349757 203751			Check archsite
56 Hawker Street	Lot 3 Deposited Plan 4144 WN256/268			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
58 Hawker Street	Lot 2 Deposited Plan 4144 WN257/221			Check archsite
60 Hawker Street	Lot 1 Deposited Plan 384264 346723			Check archsite
62 Hawker Street	Part Lot 8 Deposited Plan 123 WN34C/464			Check archsite
Kennedy Street (path)	Legal Road			Check archsite
1 Kennedy Street	Part Lot 15-16 DP 123 WN152/259			Check archsite
2 Kennedy Street	Lot 5 Deposited Plan 1248 WN147/27			Check archsite
3 Kennedy Street	Part Lot 15-16 Deposited Plan 123 WN150/240			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
McIntyre Street (path)	Part Section 401 TN OF Wellington WN772/78			Check archsite
1 McIntyre Street	Part Section 401 Town of Wellington WN772/78			Check archsite
3 McIntyre Street	Part Section 401 City of Wellington WN69/154			Check archsite
5 McIntyre Street	Part Section 401 TN OF Wellington WN71/92			Check archsite
7 McIntyre Street	Part Section 401 City of Wellington WN66/156			Check archsite
9 McIntyre Street	Part Section 401 City of Wellington WN60/221			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
11 McIntyre Street	Part Section 401 Town of Wellington WN502/3			Check archsite
13 McIntyre Street	Part Section 401 City of Wellington WN28C/491			Check archsite
15 McIntyre Street	Part Section 401 Town of Wellington WN926/80			Check archsite
12 Shannon Street	Part Lot 15-16 Deposited Plan 123 WN153/289			Check archsite
17 Shannon Street	Part Lot 26 DP 123 WN28C/944			Check archsite
19 Shannon Street	Lot 1 Deposited Plan 91157 WN59A/318			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
21 Shannon Street	Lot 2 Deposited Plan 302600 10152			Check archsite
23 Shannon Street	Lot 28 Deposited Plan 123 WN79/228			Check archsite
25 Shannon Street	Lot 7 Deposited Plan 1227 WN117/155			Check archsite
27 Shannon Street	Lot 8 Deposited Plan 1248 WN137/170			Check archsite
29 Shannon Street	Lot 9 Deposited Plan 1248 WN124/198			Check archsite
31 Shannon Street	Lot 6 Deposited Plan 1248 and Lot 2 346724			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
Vogel Street (legal road)				Check archsite
1 Vogel Street	Lot 1 Deposited Plan 529927 872410			Check archsite
5 Vogel Street	Lot 13 Deposited Plan 44 and Part Section 400 City of Wellington WN27C/703			Check archsite
7 Vogel Street	Part Lot 14-15 Deposited Plan 44 and Part Section 400 City of Wellington WN23D/257			Check archsite
9 Vogel Street	Lot 1 Deposited Plan 61839 WN50C/171			Check archsite



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
11 Vogel Street	Part Lot 14-15 Deposited Plan 44 and Part Section 400 Town of Wellington WN40D/927			Check archsite



Extent: WCC 2020



Historical Summary

This section provides the results of documentary research into the Doctor's Common Heritage Area's historical background. This research provides context and informs our understanding of the heritage values of the area.

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

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

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

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

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

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

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



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

Sale and purchase

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

The Waitangi Tribunal Report *Te Whanganui a Tara Me Ona Takiwa Report on the Wellington District* of 2003 (WAI 145) found that the company's purported purchase of the Port Nicholson area was flawed.³ 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 Doctor's Common 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 Māori."⁴

Before the purchase was complete, or even before arrival in Te Whanganui-a-Tara, the New Zealand Company surveyor William Mein Smith prepared the plan for the settlement of Wellington. The Company proceeded to divide the new settlement into 1100 town and country sections. Mein Smith chose a rigid grid plan when the settlement was proposed for flat land at 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 Mount Victoria was at that time associated with the wider rohe of Te Aro Pā. The settlement was one of the largest in the Wellington Region and was established before the 1820s. By the 1840s the settlement near Taranaki Street included about 2 hectares, along with approximately 60-80 acres of cultivated land.⁵ The pā is associated with Taranaki Whānui ki te Upoko o te

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

⁴ Ibid

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



Ika⁶, particularly Ngāti Ruanui who settled at 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 Māori pa, cultivations, burial grounds, and native reserves were excluded from the grant...The [New Zealand] company, however, rejected this grant, largely because it allowed Māori to retain their pa and cultivations on land purchased from the company by settlers.*⁷

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

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

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

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

Te Ara The Encyclopaedia of New Zealand notes that:

⁶ *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 Mangāi](#) accessed November 2021.

⁷ Ibid

⁸ Ibid

⁹ Ibid

¹⁰ Ibid



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

Mount Victoria

The suburb of 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. It is a Victorian and Edwardian suburb with some enclaves of later development up to the late 1920s.

By the time that the development within the Doctor's Common Heritage Area was substantially complete at the beginning of the twentieth century, the population of Wellington had grown to at least 43,000 people, and a pattern of high-density housing had developed in the inner-city suburbs.¹² 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 of what are now the inner and outer suburbs of Wellington, with dairying and food production on some of the lower slopes. Commerce, industry, and houses occupied the flat and gently sloping land at the edge of the deep-water harbour. The Town Belt (including along the ridge of Mount Victoria) effectively divided the city from the surrounding countryside as did the almost "impossibly steep terrain when the only transport was the horse or one's own two feet".¹³

Doctor's Common

The area known as Doctor's Common gets its name from the steps in the heart of the area, named after a part of London, that was home to the law profession but which it bears no resemblance to. The street was almost certainly named by John Watson, the principal owner and occupant of Town Acre 400 from the 1840s to 1870. The area occupies steep land above Hawker Street that began to be occupied by settlement from the 1870s onwards. The area covered by this report includes five town acres (as per the division of land by the New Zealand Company in 1840).

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

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

¹³ Ibid, p13



Town Acre 399

Town Acre 399 was purchased by William Donald, an accountant, in 1864. There is no record of a Crown Grant for the land. Donald died in 1881 and the executor of his estate, William Waters, sold various parcels in Town Acre 399 that today are home to the houses on the north side of Vogel Street.

Town Acre 400

This acre is, historically, an important section in Mount Victoria history. It was purchased in the New Zealand Company ballot by John Ward. In 1852, John Watson snr, an early settler, acquired a Crown Grant for the acre, but by then he had already established a dairy farm. He was also a carpenter and a printer. Newspaper reports reveal that he and his wife Emma were living on Mount Victoria as early as 1848 so he may have already been in occupation of the land at that point. About the same time, Emma Watson was advertising her services as a dressmaker. The following year, Watson sought tenants for a dwelling on Mount Victoria that he named St John's Cottage. This may have even been the family home. The couple, who already had a number of children, had four more children while they were living there. One of his older sons, John jnr., was a candle maker and then a baker but seems to have had difficulties keeping businesses going. He was listed as having half the ownership of Town Acre 400 in 1863.

Images from 1857 onwards show the section fenced off, a house sitting on the side of the steep hill, and trees and shrubs growing on the denuded slopes. It is not entirely clear how access was gained to the property. No road had been properly formed by this point, although images suggest that there was a path up to the house. For reasons that are not clear, the Watsons' house was situated on Town Acre 401 rather than 400.

In 1864, John Watson's daughter Sarah-Jane married Charles Lett. The following year, Isabella Watson married Charles McIntyre. John Watson gave both of the couples land in Town Acre 400 (but failed to survey the parcels) and they moved on to the property – the McIntyres in 1868 and the Letts in 1870. At some point, Watson moved to town and in 1870 put his property (or part of it) on the market. In 1871, the acre began to be brought under the Land Transfer Act 1870.

Relationships between Watson and his daughters and their husbands deteriorated badly, to the point where Watson stated that 'he never went near the place...because his life was not safe among "the mob" (referring to his daughters and their husbands)'. He took his sons-in-law, separately, to court for their failure to reimburse him for pulling down a cottage on what he thought was his land. In his defence, McIntyre not only maintained that the cottage was on his land but also expressed his dismay that his father-in-law had allowed the cottage to be



used by a prostitute. The court decided it could not determine who owned what and ordered a survey of the land.

When the court next convened, it again put the matter to one side because the resident magistrate considered a dispute over land outside his jurisdiction. Watson so offended the magistrate that he was found in contempt of court and put in the cells. McIntyre got him out. It was during these court proceedings that Watson referred to the name of the area as Doctor's Commons, which suggests that he may have named it. One local newspaper, the Wellington Independent, did not seem to have much time for Watson, describing him as 'a pertinacious haggler, possessed of an unquenchable fire of garrulity and numberless bits of dirty paper, which he persisted in designating as titles to land and conveyances of the same...'.

Three and a half years later, in November 1875, Charles Lett, in what seems to have been an act of pure mischief, placed an advertisement in the Evening Post referring to the squabble over the land.

Acre 400, now in dispute. One J. Watson, jun., did about the year 1865 purchase from J. Watson, sen., part of acre 400, and holds receipt and document to that effect. Witness to the same — Charles Lett.

The immediate outcome of Lett's foray into the classifieds is not known, but John Watson failed to get his land returned.

An indistinct image from 1875 shows four houses in the area. Another image taken two years later has the same configuration. The 1878-79 rate book shows five dwellings had been built on eight separately owned properties. That number rose to six by 1880.

The key figure in the development of this acre and a man who gave his name to one of the access routes, was Watson's son-in-law, the aforementioned Charles McIntyre. A baker by trade, by 1882 he owned three houses in the acre, which grew to six by 1888. He added another one the following year. The most he owned was eight, plus other properties in adjoining town acres. Some of these were houses he built or bought from others. He did all this while bankrupt (he was twice declared insolvent by the courts, in 1883 and 1892) or under threat of bankruptcy. Most of the property was held in his wife's name, so it remained at arm's length from creditors.

The Watson family home was eventually pulled down about 1890 to make way for subdivision of the land and more houses. The Watson dwelling was located where 13 to 15 McIntyre Avenue sit today.



Town Acre 401

The Crown Grant for Town Acre 401 was issued to William Bennett in 1868. He sold the land to Philip Moeller, the licensee of the Occidental Hotel and a city councillor. He gave his name to Moeller Street, at the top of Hawker Street. For a period in the 1870s, Moeller also owned Town Acres 402-406. About 1885 the land was brought under the Land Transfer Act and purchased by Jacob Joseph. He subdivided the sections and sold them off. The first houses were built in 1888 (on the sections fronting Hawker Street) and the others followed. Access to the acre was provided by the construction of McIntyre Avenue, named, as noted above, for Charles McIntyre.

Town Acre 402

Town Acre 402 was the last of the sections to be developed. The Crown Grant was issued to absentee owner C. B. Todman in 1854. The land was in the hands of Robert Bradshaw Todman, also an absentee owner (he lived in Adelaide), in 1888. Todman inherited land in many parts of Wellington and gave his name to Todman Street in Brooklyn. He sold Town Acre 402 to Messrs Edmondson and Dickerson in 1898. They kept most of the land and then began building houses, using one builder, John Moffat, who may have designed the houses himself or used standard patterns. They then sold the houses to individual owners. Some of the properties (those adjacent to Hawker Street) were retained by John Edmondson's widow in a trust and were not sold until 1918.

Town Acre 403

The Crown Grant for Town Acre 403 was issued to John Stevens in 1852. The land was acquired by Philip Moeller in 1874 and together with Town Acres 404-406, which he also purchased, they were all brought under the Land Transfer Act in 1878. That year, Moeller sold the land to George Shannon and John Thompson and both men were issued separate certificates of title (WN14/134 and WN14/125). The transactions between the pair and each person who bought land from them was listed identically in each CT.

The streets required to allow the construction of houses—Shannon, Moeller and Kennedy (named for businessman Thomas Kennedy MacDonald, whose auction house sold sections for sale)—were advertised for construction in 1882. The plans were prepared by engineers Jones and Coleridge. The streets were formed shortly after that; an image from 1883 shows the gleaming white rails of the fence on either side of the Kennedy Street steps.

Although Shannon and Thompson made irregular sales of their property—some even before 1882—the streets had little sustained use until house building began in the area in earnest in the 1900s.



Development of the area

Subdivision of land did not necessarily mean that house building had not already taken place. As discussed above, early images of the area show that there were houses on Town Acre 400 by 1875 and most of these were in places that could only be reached on foot. This activity predated the formation of Hawker Street. The contract to form the street was signed in 1877, and money for metalling followed in 1878. Even though the formation of Hawker Street was not necessary for houses to be built in Doctor's Common, it clearly made easier the building of the other paths and steps required to gain access to the steep land above.

In very broad terms, development began in the south and moved north. The driver for settlement was demand. With access difficult, it was the pressure on land in central Wellington in the late 19th and early 20th centuries that drove people to take up property in this area. The one obvious benefit was the fine views from most vantage points; the downside was the lack of drive on or, just as importantly before the arrival of the motor car, flat access.

By 1892, most of Town Acres 399 and 400 were mostly occupied, 401 was filling up, there was one house in 403 (outside the area covered by this report), and nothing in 402. By 1900, 399 and 400 were all but full, 401 was full, 402 was part occupied and 403 had a handful of houses. In 1901, the whole of the northern end of Mount Victoria was threatened with destruction when a fire, fanned by a strong north-westerly swept up the slope from upper Hawker Street to Shannon Street. In the end the fire was contained to that area of the suburb, but many houses had to be rebuilt. Along with that rebuilding, the remaining unoccupied lots were taken up, and by 1910 the hillside was full.

At this point, as with many other parts of Mount Victoria, the houses stood out starkly on the hillside in the absence of mature vegetation. That changed over the following century, as the greening of Mount Victoria, including the Town Belt, transformed the suburb's appearance. By the 1940s, vegetation in the form of trees, gardens and hedges was well established. Today, this effect is even more pronounced, with some houses surrounded by trees and difficult to view even from close quarters.

Occupants

The area's occupants were a decided mixture. From the time of their construction, the houses off Doctor's Common and McIntyre Avenue were occupied by mostly skilled and unskilled workers and their families. The houses were, in general, small, simple, and unadorned. The steep climb and difficulties with access were a trade-off for not having to live in slums in places like Te Aro. Houses on main thoroughfares were, on the whole, larger and more refined. This is particularly so



of Hawker Street and Shannon Street, where materials, goods and people could be brought by horse-drawn vehicles and then the motorcar. The developers or owners of these sections had aspirations that were reflected in the architecture of the houses and in the amenities provided in them.

The 150 plus years of social change has seen changes in the demographics of the area, although they are not necessarily reflective of the wider story of Mount Victoria. While the post-World War II suburban flight saw families leave the area and houses turned into flats or boarding houses, other parts—the less popular and inaccessible houses—retained their working-class occupants well into the 20th century.

The area has retained most of its original houses, but there have been many changes to them, particularly to the smaller cottages, some of which have had their main elevations altered to the point where they are unrecognisable. In common with the rest of Mount Victoria, a lot of this work took place between the world wars. Likewise, many of the larger houses have had changes too, although not to the same relative extent. The installation of garages on vehicular streets from the 1920s onwards led to the loss of front gardens. Gentrification and an influx of wealthy owners have seen some houses return to single occupation and at least some attempt at restoration.

The Mount Victoria Heritage Study

In 2016-17 Wellington City Council undertook a study of Mount Victoria to examine the historic heritage values of the suburb, in particular its stock of predominantly Victorian and Edwardian housing. It was prompted by community concerns that Mount Victoria's 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 the Doctor's Common Heritage Area.



Photographs and Images



The Watsons' development of Town Acre 400 (with part of TA 401 alongside), pictured on the otherwise bare slopes of Mount Victoria, c1865. (1/1-000697-G, ATL)



The newly formed cutting of Shannon Street and the steps (with fence) of Kennedy Street, 1882.





Similar photograph from 1883 looking south east over Wellington City, including Te Aro and Mount Victoria.

Te Aro, Wellington. Williams, Edgar Richard, 1891-1983: Negatives, lantern slides, stereographs, colour transparencies, monochrome prints, photographic ephemera. Ref: 1/2-140304-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22710366



The study area in 1892, showing the relative density of occupation at that point. (Part of the Thomas Ward maps and Courtesy of Webmap, WCC)



Chronologies and Timelines

Timeline of events including modifications

1850s	Town Acre 400 first houses are built on the section.
1852	Crown Grant for Town Acre 400 issued to John Watson snr.
1854	Crown Grant for Town Acre 402 was issued to absentee owner, C.B. Todman.
1864	Town Acre 399 purchased by William Donald.
1868	Crown Grant for Town Acre 401 was issued to William Bennett.
1881	Town Acre 399 subdivided – particularly the sites for houses to the north of Vogel Street.
1888	First houses constructed on Town Acre 401 on the sections fronting Hawker Street.
1898	First houses constructed on Town Acre 402.

Biographies

Physical description

Setting and surrounds

Mount Victoria

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 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 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.



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

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

Doctor's Common Heritage Area surrounds

Doctor's Common Heritage Area occupies part of the hillside at the northern end of Mount Victoria between Hawker Street and the Town Belt. It is largely oriented west to north-west. Its steep nature means that the area, and many of the houses within it, are difficult to see at close distance.

By contrast the heritage area is visible from many locations across Wellington City and the harbour. It has the green swathe of the Town Belt as a backdrop and is surrounded on other sides by more houses and trees. The houses are generally those typically associated with Mount Victoria, timber Victorian, Edwardian and early 20th century houses. The heritage area, like the rest of Mount Victoria, serves as a picturesque backdrop to the harbour and Te Aro.

Proposed Area

Doctor's Common Heritage Area refers to a roughly rectangular area on the north Mount Victoria hillside between Vogel Street to the south, Kennedy Street to the north, Hawker Street to west and the Town Belt to the east. Occupying what were Town Acres 399 to 402 and part of 404, it takes in all or part of six streets – Doctor's Common, McIntyre Avenue and Shannon, Vogel, Hawker and Kennedy Streets.

The area is interspersed with trees and other greenery. Although it is not necessarily apparent at first glance, there is an order that is derived from the imposition of a lineal pattern of property division on topographically entirely unsuitable land. This arrangement includes the narrow paths, steps and rights of way that cross the land and provide a setting for many of the houses that is devoid of garages and tar seal. The area includes steps, paths, rails, walls and boundary fences of Doctor's Common, McIntyre Avenue, Kennedy and Vogel Streets.



Housing types

The building typologies within the area include houses and cottages built between the early 1870s and early 1900s. They are mainly timber framed and clad houses with corrugated iron roofs. They are almost all the first houses built on those properties. Likewise, the parameters of those properties have hardly changed.

Houses on streets with vehicular access are, in general, larger and more ornate than those without. This is partly for reasons of status but there may have been practical difficulties in constructing houses in less accessible places. There are notable exceptions to this—the houses on Kennedy Street and Vogel Street are prime examples. Those houses on streets often have larger sections and invariably have garages associated with them. Some houses were designed to take advantage of the views on offer, while others were altered to maximise views and sun. The sloping house sites also mean that many houses that appear to have two storeys are really only one and a half storeys, with the bottom floor used as a basement. Often, these basements were later converted into living spaces.

A significant feature of the area is the number of steps, paths and rights of way that, in the absence of formed streets, provide access to houses. They give the houses a distinctive character notably different from those on formed streets. Other less noticeable features include retaining walls, often used to support a building platform, garden or lawn, or simply to stop a slope from moving. Retaining walls were built early in the area's history and are still being constructed.

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.

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

Buildings or features



3 Doctor's Common



Image: 3 Doctor's Common, M. Kelly 2016

Built: c.1900

Architect / Builder: unknown

Title number: WN72/139

Legal description: Part Section 400 City of Wellington

There was a single-storey cottage occupying the rear of this property in 1892. This house was built by or shortly before 1900, although there is a drainage plan dated to 1896 that suggests the house was in place or about to be built.¹⁴ It was described as new when it was put up for sale in 1901. At this point it was a seven-room house with a double frontage (to Doctor's Common and McIntyre Avenue).¹⁵ The house was advertised for sale again in 1903, suggesting that it may not have sold the first time round.

The first recorded occupant may have been Francis Worth, in 1902, but it seems more likely he was associated with no.5. Long-time owners and occupants were the Gray family—widow Caroline Gray from 1920 and then after her death in 1946 her son George. His tenure ended about 1960. The house was bought by Jack Pohl, a carpenter, who had been living in no.8. It was later owned and occupied by Patricia Pohl, a civil servant. Graham and John Pohl were also occupants.¹⁶

The house was sold in 1981 and the new owners made major changes to the house. Starting with re-piling the house in 1987, and 'reversing the "70's

¹⁴ 00432:183:14821, 3 Doctor's Common, 1896, Wellington City Archives (WCA)

¹⁵ *Evening Post*, 16 November 1901, p.8

¹⁶ *Wises Post Office Directory*, 1902-1979



design".¹⁷ They added a major extension to the front of the house, including an elongated deck, and a conservatory. They later (2001) restored long removed sash windows. Their changes greatly increased the decorative elements on the house.¹⁸

This two-storey timber dwelling occupies a platform between Doctor's Common and McIntyre Avenue. It sits closer to the latter. Viewed from the west, the house's main elevation originally had a double height bay window on the gable (left) and, alongside, a verandah on both floors. The work undertaken in the 1980s reinstated this configuration but greatly extended the first floor verandah. There is a conservatory on the south elevation. Otherwise, the house, with its double-hung sash windows restored, is very much of its period. It has external cladding of rusticated weatherboards and corrugated steel.

5 Doctor's Common



Image: 5 Doctor's Common. (M. Kelly 2016)

Built: c.1892-1900

Architect / Builder: unknown

Title number: WN34B/553

Legal description: Lot 1 Deposited Plan 65790

¹⁷ *Dominion Post*, 6 August 2016

¹⁸ See the following permits: 00059:138:D7657, 3 Doctor's Common, repile, 1987; 00059:334:E18641, 3 Doctor's Common, dwelling additions and alterations, 1989; 00059:353:E19181, 3 Doctor's Common, conservatory, 1989, 00078:4322:82121, 3 Doctor's Common, Restoration of bay windows and deck to existing dwelling, 2001, WCA



This house was built between 1892 and 1900 as a villa with two bays either side of a central entrance. A drainage plan from 1896 suggests the house may have been built on or about that time.¹⁹ The 1900 version of the Ward Map²⁰ indicates the house is single storey but its appearance in photographs from the early 1900s suggests that it was two-storey, at least on its front. A set of steps on the front of the house led up to the front door. The house was sufficiently elevated to offer views above the house directly in front (no.3).

The house was built for Francis Worth (his name appears on the drainage plan). That same year (1896) he married Annie Meek. Worth, a counter clerk for the Wellington Telegraph Office, was also listed on street directories in 1902. He and his family moved to Kelburn soon after this. He died in 1907 from complications of influenza.²¹

An early occupant (and likely owner) was Samuel Telfer, a train driver, together with his wife Agnes. They were first listed in street directories in 1910. Samuel Telfer died in 1939 and his widow remained in the house for a short period.²² At some point, presumably during the Telfers' tenure, the house was extended at the front, with a gable built to the left and a verandah on the right, later infilled. The appearance of the windows and other detailing suggests that it was constructed by the 1920s.

William Nixon, a builder, occupied the house by the mid-1940s. He was replaced by Stan Perkins, an engineer, and his wife Mary. She remained in the house after his death in 1972 and was still living there in the early 1980s.²³ After she departed, the house was converted into flats.

The house is a large two-storey dwelling, with a corrugated iron roof (mostly hipped) and rusticated weatherboard cladding. The most obvious features are the gable with its double height bay window and the now infilled second storey verandah. There is some interesting detailing in the turned mouldings separating each facet of the bay. The extent of this front extension to the original house is marked by a cover board on the north elevation. There is another bay on the south elevation and an extension to the rear. The considerable section to the rear of the house contains mostly maturing trees and abuts the Town Belt.

¹⁹ 14840; 5 Doctor's Common – 1896, WCA. It also shows that the second bay window may have been an afterthought. The outline of the building only shows one bay, with the second bay painted in subsequently.

²⁰ 00514:06:04, Sheet 064, WCA

²¹ *Evening Post*, 5 September 1907, p.7

²² *Wises Post Office Directory*, 1910

²³ *Ibid.*, 1946-1979



7 Doctor's Common



Image (left): 7 Doctor's Common, pictured about 1910. (1/1-022832-G, ATL)
 Image (right): 7 Doctor's Common, south elevation, 2016. (M. Kelly)

Built: 1896

Architect / Builder: J.W. Slatter

Title number: WN32A/349

Legal description: Lot 1 Deposited Plan 62132

This house was constructed in 1896 for Richard Renner (1865-1945), who was involved in a variety of shipping companies and was an amateur yachtsman, and a general sportsman, of some note.²⁴ The builder was J W Slatter who was most likely also the designer.²⁵ It is unlikely Renner ever lived in the house. The first occupant known with any certainty is Harold Goodwin, a clerk, from 1924. The previous year, the house's owner, Solomon Risk, made additions to the cottage.²⁶ The permit put the house address as Monro Street, which may have been alternative name for Doctor's Common. Harold Goodwin was a remarkably long-standing occupant.²⁷ He died in 1971. The house was not listed in street directories after that for some period. It has been occupied by a series of tenants since then. The owners in the 1980s subdivided their property and sold the eastern portion of their land to for the construction of a new house.

This house is simple, rectangular, single-storey structure, with a hipped, corrugated iron clad roof. There is a lean-to at the rear (which originally contained the laundry and ablutions). Although it occupies largely the same footprint it always has, the 1923 addition altered the appearance of the house on its south

²⁴ *Evening Post*, 9 November 1945, p.8

²⁵ 1476; Doctor's Common [7 Doctor's Common], dwelling - 30 Jan 1896, WCA

²⁶ 00055:15:A1476; Monro Street [7 Doctor's Common], additions, 22 May 1923, WCA

²⁷ *Wises Post Office Directory*, 1902-1979



side, adding casement windows and possibly the small square bay window. Since then the house has been stuccoed on its exterior (date unknown). Trees are in close attendance on both the front and rear of the house.

9 Doctor's Common



Image: 9 Doctor's Common from Googlemaps.

Built: 1987

Architect / Builder: Designscope / David Lawson.

Title number: WN32A/349

Legal description: Lot 1 Deposited Plan 62132

This house was constructed in 1987 on land subdivided from 7 Doctor's Common. The architect was Shaun Lawless of Designscope and the builder was David Lawson.²⁸

The house is a two-storey modern interpretation of a bay villa and is clad in cedar weatherboards.

²⁸ D6227; 9 Doctor's Common, dwelling – 1987, WCA



6 Doctor's Common



Image: 6 Doctor's Common, with the rooftop addition viewed from the steps. M. Kelly 2016.

Built: 1903

Architect / Builder: J.A. Wilkening

Title number: WN24A/639

Legal description: Lot 1 Deposited Plan 53992

This house was built in 1903 for Isabella Brown. The builder was J A Wilkening and he was almost certainly the designer of the house.²⁹ It is not clear if Isabella Brown ever lived in the house and the names of early occupants are not certain either. There was already a cottage on the property, between the Brown dwelling and the house at 36 Hawker Street. At some point this cottage was removed.

The first occupant of any certainty was the journalist, author and poet Pat Lawlor (1893-1979), who returned to Wellington from Sydney in 1924 and moved into the house,³⁰ together with his family—wife Amy and four children. Lawlor, who celebrated Wellington life in a series of books of his childhood reminiscences, was also an important figure in promoting Aotearoa New Zealand literature and writers. In 1929, the Lawlor's made an unspecified addition to the house.³¹ They lived at the house until 1935, at which point they shifted a short distance away to 6 Hawker Street.

William Barrett, a clerk, was the occupant (bar a short period) for the next 30 years. He was followed by John Wakem, an accountant, who was also a long-

²⁹ 5171; Doctor's Common [6 Doctor's Common], dwelling - 11 Nov 1902, WCA

³⁰ *Wises Post Office Directory*, 1924

³¹ B7793; 6 Doctor's Common, add to dwelling, 01 Aug 1929, WCA



standing occupant. By the late 1970s he had been replaced by Barry Scannell. In the mid-1980s the new owner undertook major changes to the house, adding an addition to the top floor of the house and a large verandah to the front (west) elevation.³²

Before the changes, this was a simple cottage, rectangular in plan, with a hipped roof and small extension of the south elevation to contain the scullery. The original windows are double-hung sashes and the external cladding rusticated weatherboards and corrugated iron on the roof. Interestingly, the house was oriented as much towards the Doctor's Common steps as Te Aro, with a square bay window on the west side of that elevation. The entrance was on the east of the house. The addition of a second storey on the north half of the house (the external cladding is a manufactured lining) and a broad verandah on its west elevation greatly enlarged the house and significantly altered its Victorian character.

8 Doctor's Common

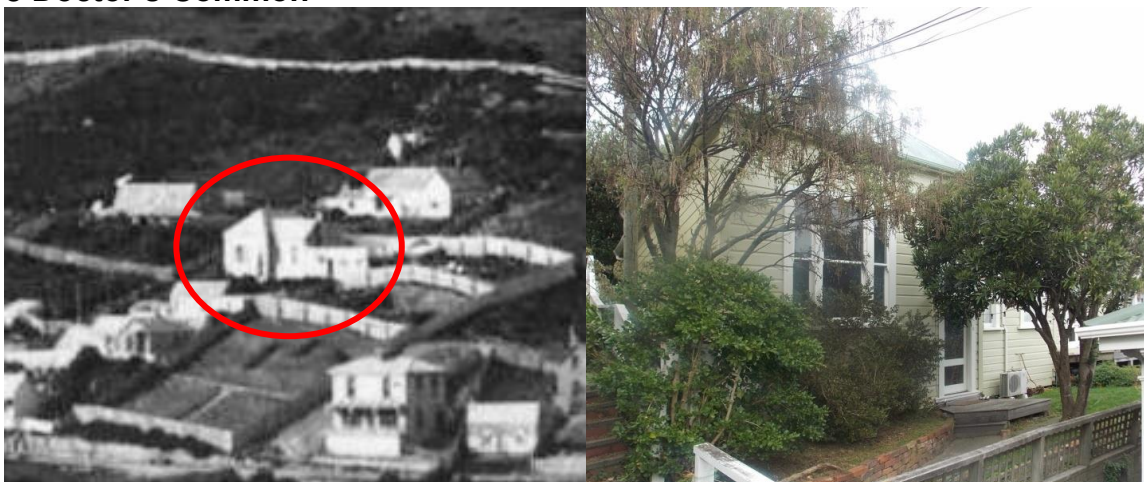


Image (left): 8 Doctor's Common, middle, pictured in 1882. (PAColl-5671-16, ATL)

Image (right): 8 Doctor's Common, M. Kelly 2016.

Built: 1877-1882

Architect / Builder: unknown

Title number: WN24A/640

Legal description: Lot 2 Deposited Plan 53992

³² C67128; 6 Doctor's Common, dwelling additions and alterations, 23 Jan 1985 & D2470; 6 Doctor's Common, dwelling additions and alterations, verandah, 23 Jun 1986, WCA



This house was built between 1877 and 1882. Rate books reveal that the only house built on Town Acre 400 during that period was by Charles Roberts, sometime in 1879,³³ so it seems likely that this was his house. His name features in an 1880-81 street directory.³⁴ The builder is not known. In 1896, the then occupants of the house, Samuel Goodie and his two boys, were lucky to escape with their lives when the house caught fire one night.³⁵ The house was damaged but reinstated.

Charles Trott, a joiner, is the other first confirmed occupant after Goodie – in 1924. He was followed by Albert White, a machinist or labourer in the mid-1930s. In 1946, Jack Pohl, a carpenter, and his family began a long association with Doctor's Common,³⁶ both in this house and no.3, which the family moved to about 1960. The house—not large by any means—was then converted into two, one-bedroom flats (in 1961)³⁷ by owner John Wakem, who lived next door at no.6. There are no records, but the house appears to have been returned to a single dwelling in recent years.

This house has an interesting form, with three distinct roof shapes. From north to south there is a steep hipped roof with a gable end at the rear (this roof space was large enough to be used as storage), a pitched roof section abutting on a 90° angle, and a lean-to abutting this. From historic photographs it would appear that this arrangement was there from the start, or from very early on in the house's history. It has largely stayed that way ever since, with the main changes internal, other than a couple of minor additions. Two chimneys have been removed though. The house's windows are mostly still double-hung sashes, and the roof is corrugated steel.

³³ Borough Council of Wellington Cook Ward – General Rate 1879-80, WCA

³⁴ *Wises Post Office Directory*, 1880-81

³⁵ *Evening Post*, 21 December 1896, p.5

³⁶ *Wises Post Office Directory*, 1902-1979

³⁷ C8047; 8 Doctor's Common, convert dwelling to 2 flats - 20 Feb 1961, WCA



Hawker Street

34 Hawker Street



Image: 34 & 36 Hawker Street about 1910. (1/1-022832-G, S.C. Smith Collection, Alexander Turnbull Library)



Image: 34 Hawker Street, M. Kelly 2017.

Built: 1884

Architect / Builder: unknown

Title number: WN34/160

Legal description: Allotment 10-11 Deposited Plan 44

The house at 34 Hawker Street was built in 1884, one of the first constructed on Town Acre 399, which borders Hawker and Vogel Streets in a steep part of Mount Victoria. The acre was purchased by William Donald, an accountant, in 1864. He



died in 1881 and the executor of his estate, William Waters, sold the two town acres that form 34 Hawker Street to David Young, a clerk, in 1883.³⁸

At this stage there was no house on the land, but the property was fenced off. Rate books reveal that in 1884³⁹ it was not Young paying rates on the property but the Rev. Harry Blake Redstone (1836-1914), a well-known Methodist minister, who originally hailed from Devonshire, England. He married his wife Elizabeth and the couple, with the first of their two daughters, arrived in Auckland in 1870. Redstone spent his working life in Napier, Wellington, and Christchurch. It is by no means definitive, but the appearance of a new dwelling under Redstone's name in the rate book strongly suggests that it was he who built the house, not Young. How this is reconciled with Young's ownership of the land is not at all clear. No record of an architect or builder has been located. Redstone then left to live in Christchurch and payment of the rates was taken over by James Pope.

Young died in 1886. In 1887, the administrator of his estate, his near neighbour and local landowner Charles McIntyre, transferred the house to his wife Isabella.⁴⁰ Redstone returned in 1889 and resumed living at the property and paying rates. It appears he never formally owned it. Then, in 1895, the house was sold to William Edwin Redstone, Harry Redstone's brother, who was a land agent.⁴¹ That year, he made the most substantial changes to the house, enlisting the successful partnership of Penty and Forde to design two new rooms either side of the existing bays at the front of the house, plus alterations to the bathroom, scullery and toilet.⁴² Along with this the architects designed changes to the landscaping in front of the house, although it's not entirely clear how much of the arrangement was already there.

In 1899, Redstone tinkered with the front of the house again, pushing the bays forward of the rest of the elevation. The window joinery was rebuilt. The work was designed by architect Guido Schwartz, who also lived in Hawker Street at the time. The builder was John Moffat, who was building many houses in the area.⁴³ It's tempting to conclude that this change, which gave the front elevation a more coherent and distinguished appearance, was done solely for cosmetic reasons.

The nature of occupation of the house during its early history is further confused by street directories. There is one entry that shows both Redstones together in

³⁸ CT WN33/294, Land Information New Zealand (LINZ)

³⁹ Wellington City Council Te Aro Ward, Rate Book 1883-84, WCA

⁴⁰ CT WN34/160, LINZ

⁴¹ Ibid.

⁴² 169; Hawker Street [34 Hawker Street], additions to dwelling - 21 May 1895, WCA

⁴³ 4265; Hawker Street [34 Hawker Street], additions to dwelling - 26 Feb 1901, WCA



Hawker Street (in 1896) but it puts the location of the house on the south side of Vogel Street.⁴⁴ It is likely that the street directory is in error.

In 1903, William Redstone sold the house to Charles Montefiore, general manager of The Ocean Accident and Guarantee Corporation. By this time, he and his family were already occupying the house; Harry Redstone had already moved further up Hawker Street, to no.46. Montefiore lived in the house only briefly, selling it in 1904 to John Chapman, who had been a grocer in Johnsonville, but was moving into town, possibly in retirement. Chapman distinguished himself in 1915 by donating the proceeds from the sale of two sections in Trentham to the Wounded Soldiers Fund.⁴⁵ The relevant certificate of title does not make clear exactly when, but Chapman sold the house to Ethel Middleton, whose husband was George Middleton, a surveyor. The Middletons were definitely occupants by 1916 and they remained owners until 1929.

In 1929, they sold the property to Mark and Ada O'Donnell, both schoolteachers.⁴⁶ However, street directories show that the Middletons were still occupants of the house until at least 1939. Thereafter only Ada McDonnell was listed as an occupant.⁴⁷ At some point in the house's history, the substantial garage at the front of the property was built (it was in place by 1947),⁴⁸ but no record of its construction and purpose has been located thus far. There were also additions to the rear of the house, but again it's not certain when these took place. In 1945, the O'Donnells sold the house to John Holm, a marine engineer, whose father was the well-known Swedish-born Wellington mariner and ship owner Pehr Ferdinand Holm.

John Holm lived there with his wife Ellen (née Lankshear). In 1949, he proposed to build a basement flat and went to the extent of getting drawings and specifications written,⁴⁹ but there is no evidence this project was ever undertaken. The house remained in the Holm family for many years. The house is associated with writer and columnist Rosemary McLeod after this period.⁵⁰

In 1998, new owners bought the house and immediately set about upgrading it, building new foundations and a workshop beneath the house, replacing the roofing iron in corrugated steel, installing new skylights and bi-fold windows to the

⁴⁴ *New Zealand Post Office Directory*, 1896-97

⁴⁵ *Dominion*, 20 May 1915, p.7

⁴⁶ CT WN34/160, LINZ

⁴⁷ *New Zealand Post Office Directory*, 1927-1951

⁴⁸ See WA-07185-F, April 1947, Alexander Turnbull Library (ATL)

⁴⁹ B29084; 34 Hawker Street, base to flat - 14 Dec 1949, WCA

⁵⁰ CT WN34/160, LINZ



rear bedrooms and a range of other small changes to the internal fittings.⁵¹ Abuild Consultants designed the changes.

In 2010, a new stair was built to the basement, a new external window and doors to the basement installed and a new shower built.⁵²

This single-storey house sits on an elevated site above Hawker Street. Timber framed and clad with rusticated weatherboards, with a corrugated iron roof topped with three elegant chimneys, the house is the outcome of a series of additions to the original 1884 villa. The house is formally arranged with a recessed entry leading into a central hall that gives access to the adjoining rooms and also leads to a corridor that runs the width of the house. This in turn gives access to the rest of the rooms in the house, both the front and back of the house, including the dining room and kitchen at the north-east corner. There are 11 rooms in all but the arrangement of the hipped roof shows how carefully ordered the house is.

The symmetrical front façade, with its central bays flanked by wings, shows a formality and refinement in its proportions. There is another bay on the bedroom on the south elevation. The windows are mostly double-hung sashes although the windows in the bays have fanlights above. There are bi-folding windows and doors on the east and south elevations.

The house is notable as a fine example of a late Victorian villa with few intrusive alterations that are visible from the street. It is located in a prominent position above the intersection of Roxburgh and Hawker Streets and is a minor landmark in Mount Victoria. The early additions by important Wellington architects Penty and Forde in 1895 and Guido Schwartz in 1899 are a significant part of the overall composition.

⁵¹ 45727; 34 Hawker Street, dwelling additions and alterations – 1998, WCA

⁵² 211960; 34 Hawker Street, Install tiled shower, new stairs, doors & windows. – 2010, WCA



36 Hawker Street

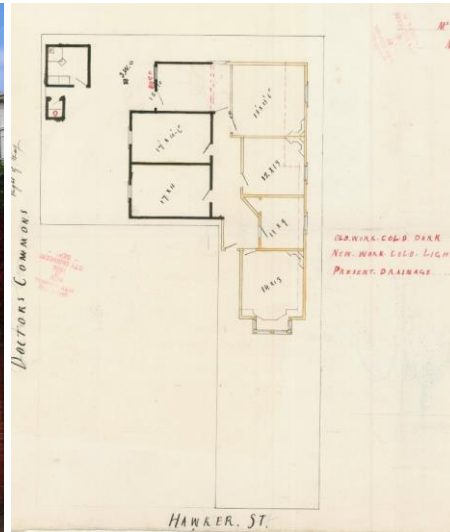


Image (left): 36 Hawker Street, M. Kelly 2017.

Image (right): 1904 alterations above (WCA).



Image: 34 & 36 Hawker Street about 1910. (1/1-022832-G, S.C. Smith Collection, Alexander Turnbull Library)

Built: c.1870s

Architect / Builder: unknown

Title number: WN24A/536 and WN24A/537

Legal description: Part Section 400 City of Wellington

This house was built sometime in the 1870s for Charles Lett, a carpenter who lived in Roxburgh Street and was the son-in-law of John Watson, the one-time owner of Town Acre 400. Lett acquired the property, Lot 2, the first lot subdivided



and sold in Town Acre 400, in 1871.⁵³ The property today encompasses both Lots 2 and 3. Its unusual shape may be explained by the likelihood it was designed to give its occupants direct access to the still largely unformed Hawker Street. Lett advertised a five-roomed house on Hawker Street for sale in 1871 but he also took a mortgage out in 1878 so that may be a clue as to when the house was built. He himself was living in Hawker Street by 1877.⁵⁴ He was, among other things, something of a speculative builder.

In 1881, by which time Lett had left Wellington, he sold the house to his sister-in-law Isabella McIntyre, wife of Charles McIntyre, a baker in Tory Street, who was acquiring land in and around Town Acre 400. He had acted as an agent for Lett at one point, one of a number of business dealings between the pair. Lett moved, successfully, to have McIntyre declared a bankrupt in 1883⁵⁵ (he was bankrupted again in 1892), but it didn't seem to stop him acquiring property under his wife's name. The McIntyres may have lived in this house for a period. In 1900 the house was sold to Charles' son Henry, an engineer.

The initial appearance of the house is not known but the Ward Map reveals that by 1892 it had acquired some additions and at least part of the roof was clad in shingles. There was a small cottage directly behind it (part of the property at 6 Doctor's Common). In 1904, Henry McIntyre made significant changes, retaining just a portion of the north side of the house and rebuilding the entire south side of the house. A new hipped roof was built over the rear portion of the house, with a gabled wing extending towards the road.⁵⁶ The footprint is little different today.

In 1911, McIntyre sold the house to Joseph Chapman, a farmer. The Chapman family lived in the house until 1923 when it was sold to John Cotter, a driver and then a grocer. He and his family occupied the house for over 40 years. When John Cotter died in 1961, the house was inherited by his daughter Myra Charles, who occupied the house with her family, including husband Samuel. Her son John and his wife Judith bought the house in 1972.⁵⁷ Musician and film producer John Charles (b.1940) became the first Aotearoa New Zealander to establish a career as a film composer. He worked on many of the country's best-known films from the 1970s onwards, including *Goodbye Pork Pie*, *The Quiet Earth* and *Utu*.⁵⁸ The house is also associated with Jane Wrightson who, among many roles and appointments, was Chief Censor, Chief Executive of the Screen Production and

⁵³ CT WN1/53, LINZ

⁵⁴ *Evening Post*, 18 June 1877, p.3

⁵⁵ *New Zealand Times*, 5 January 1883, p.3

⁵⁶ 5171; Doctor's Common [6 Doctor's Common], dwelling - 11 Nov 1902, WCA

⁵⁷ CT WN1/53, LINZ

⁵⁸ <https://www.nzonscreen.com/person/john-charles/biography> [retrieved 14 June 2017]



Development Association, Chief Executive of the Broadcasting Standards Authority, and Chief Executive of New Zealand on Air since 2007.

The house is L-shaped to fit the property and make the most of the available land. It is composed of a rectangular portion with a wing extending forward towards the street boundary, with a further extension of the roof over a square bay containing double doors (originally a pair of sash windows). In front of this is a balcony, with the structure beneath enclosed by weatherboards. The house largely retains its Edwardian appearance, with its rusticated weatherboards, double-hung sash windows and hipped roof. The main entrance is on the west side at the intersection of the main part and the wing.

There is a very good example of an early twentieth century brick garage at street level. A feature of the front part of the property is the retaining walls, paths and steps, and there have been several retaining walls built over the life of the house. The house is a good representative example of an Edwardian dwelling and has had few intrusive modern alterations when viewed from the street.

38 Hawker Street



Image (left): 38 Hawker Street in 1877 (Hocken Library, S05-362p)

Image (right): 38 Hawker Street, M. Kelly 2017.

Built: c.1860s

Architect / Builder: unknown

Title number: WN78/168

Legal description: Part Section 400 City of Wellington

The exact age of this house is not known. It was captured in an image taken in 1877⁵⁹ and may well have been there earlier. It is in the same location as a

⁵⁹ S05-362p, 1877, Hocken Library



cottage pictured as early as 1865.⁶⁰ It is not known who was responsible for its construction or who its early occupants were. The house was originally a lean-to cottage with a verandah, hard on the street but on an elevated bank. A gabled wing was added to the north end of the house by 1882⁶¹ and this is largely the form of the house today, although it has been extended to the south and the detailing has changed considerably.

The earliest known occupant is Samuel Goode, a carter, in 1896. He was replaced by Bert Bowden, a custodian, before a long occupancy by Annie Good. This ended by the 1930s. Street directories have no listing for some years before Grace Moloney's entry in 1939. She was followed by Henry Brook, a Hallensteins Bros. employee who, together with his wife Edith, were long-standing owners and occupants.⁶²

There are no records of permits or plans associated with this house, bar the construction of the retaining wall somewhere on the boundary of the property in 1905. It is clear from its appearance however, that the house's verandah was filled in at some point as part of a major renovation of the exterior of the house. The bungalow-style windows, weatherboarding and shingles in the gable end suggest that this change dates from the late 1920s. There are other obvious changes; the house has been extended to the south and a stuccoed wall covers the basement area, which has been excavated to form a garage and an entrance. There is a full masonry wall on the south elevation, which was presumably undertaken at a similar time. The house does retain fabric from its earlier period of history—the side elevation (and presumably parts of the rear) have their rusticated weatherboard cladding.

⁶⁰ 1-1-000697-G, ATL

⁶¹ PAColl-5671-16, ATL

⁶² *Wises Post Office Directory*, 1896/97-1979



40 Hawker Street



Image: 40 Hawker Street, M. Kelly 2016.

Built: 1917

Architect / Builder: F.C. Walton / A. Renner

Title number: WN96/38

Legal description: Lot 1 DP 747

This house replaced an existing two-storey dwelling on the site that dated from the 1887. It was one of a set of three, only one of which (no.42), remains. The houses were built by Charles McIntyre, on Lot 7 Town Acre 400, just north of Doctor's Common.⁶³ The house at no.40 Hawker Street was demolished and replaced by a new house, built in c.1917 for Frank Ellison, a confectioner, and his wife Emily. The architect was F C Walton, a Lower Hutt architect. The builder was A Renner and the estimated cost was £900.⁶⁴ The house had a party wall erected on its northern boundary at the time of construction, but the house next door (no.42) remained in situ.

For the first decade or more, the house was also occupied by the Ellisons' daughter Elsie and her husband Horace Baumber, a grocer, along with the Ellisons.⁶⁵ By 1934, the house had been taken over by Ernest and Elizabeth Aitken. Ernest Aitken died in 1940 and his widow remained in the house for some years. In 1955, a Mrs O Ellison occupied the house, but it is not known if there is any connection with the earlier Ellisons.⁶⁶ The house was rarely listed thereafter.

⁶³ Wellington City Council Cook Ward, Rate Book 1887-88, WCA

⁶⁴ 10578; 40 Hawker Street, dwelling - 11 Sep 1917, WCA

⁶⁵ *Wises New Zealand Post Office Directory*, 1917-1930

⁶⁶ *Ibid.*, 1955



Recorded changes to the house included kitchen alterations in 1998, re-piling in 1998 and the reinstatement of a collapsed retaining wall in 2003 (the latter may have been a wall built in 1917 behind the rear outbuilding).⁶⁷ There do not appear to have been too many other obvious external changes, other than some French doors at the rear and the addition of a garage at street level. The early 20th century garage, paths, retaining walls and landscaping contribute to the overall setting of the house when viewed from the street.

In design, the house is a two-storey timber Arts and Crafts style dwelling. The external cladding is rusticated weatherboards, and the roof is corrugated steel. It has a gable on the front and another facing south at the rear of the south elevation. The gable infills have a board and batten finish. The main entrance and porch is on the south side of the house. The windows are a mixture of single sashes (top floor) and casements with fanlights (ground floor). The property is narrow and the party wall appears to be close to or touching the neighbouring house.

The house is a highly intact example of an Arts and Crafts/English Domestic Revival style house, particularly when viewed from the street.

42 Hawker Street



Image (left): 42 Hawker Street, M. Kelly 2016.

Image (right): 40,42 & 44 Hawker Street, Googlemaps 2021

⁶⁷ 00078:470:46671; 40 Hawker Street, kitchen alterations, 1998; 00078:232:45872; 40 Hawker Street, repile, 1998; 00078:1097:100064; 40 Hawker Street, reinstatement of collapsed retaining wall, 2003, WCA



Built: 1887

Architect / Builder: unknown

Title number: WN146/83

Legal description: Lot 2, 5, & Part Lot 3 & Lot 7 DP 747

This house was built as part of a group of three by Charles McIntyre, a baker and a part-time property developer of Town Acre 400. The houses were built in 1887.⁶⁸ The designer and builder are not known. This is the only house of the three to survive intact. No.40 was demolished and replaced and the other was substantially rebuilt in the 1900s.

Early occupation is difficult to tie down with accuracy. Frank Richards may have been an occupant in the 1890s.⁶⁹ The first occupant for certain was James Patten, who applied to alter the front façade and roof of the house in 1908.⁷⁰ Historic images show that the only changes were undertaken on the adjacent house (44). After Patten there was a regular turnover of occupants, which suggests the house was rented out, most likely in two separate flats. There were newspaper advertisements for one or other of the two flats in the 1930s. Robert Jenkins, a cabinetmaker, was a long-standing occupant from the 1940s to the 1960s. The house appears to have been rented out since the mid-1990s.⁷¹

The house has had some recorded changes including bathroom alterations in 1953, a re-pile in 1961 and the conversion of a bedroom to a bathroom in 1996.⁷²

This suggests that the house was converted into flats at this point. Externally, the principal changes to the main façade have been the removal of the ground floor verandah and double-hung sash windows on the ground and first floors and their replacement with casements and French doors. The simple Victorian form of the house is still intact, along with its rusticated weatherboards and corrugated steel roof although there have been additions to the lean-to at the rear of the house.

The house was altered in 2017 and decorative elements were added to the street elevation including the bargeboard and finial, and bi-folding doors and a balcony railing were installed to replace the first-floor casement window. The front garden was excavated, and a garage and other accommodation were added.

⁶⁸ Wellington City Council Cook Ward, Rate Book 1887-88, WCA

⁶⁹ *Wises New Zealand Post Office Directory*, 1896-97

⁷⁰ 8251; 42 Hawker Street, additions and alterations to dwelling - 05 Nov 1908, WCA

⁷¹ *Wises New Zealand Post Office Directory*, 1902-1979

⁷² 00056:457:B34697, 42 Hawker Street, bathroom alterations, 02 Jul 1953; 00058:211:C9574, 42 Hawker Street, dwelling repile, 22 Nov 1961; 00078:47:25991, 42 Hawker Street, conversion of bedroom to bathroom, 1996, WCA



44 Hawker Street



Image: 44 Hawker Street, M. Kelly 2016.

Built: 1887

Architect / Builder: unknown

Title number: WN146/82

Legal description: Part Lot 3, Lot 6, Lot 7, DP 747

This house was built as part of a group of three by Charles McIntyre, a baker and a part-time property developer of Town Acre 400. The houses were built in 1887. The designer and builder are not known. No.40 was demolished and replaced in 1917.

Early occupants are difficult to identify with accuracy. It seems likely that the house was occupied in the 1890s by Guido Schwartz, the German-born architect who designed many houses in Mount Victoria. James Patten, a carpenter, who also lived at no.42, was listed in one street directory as the occupant of no.44 in 1902, so it is possible that street numbering changes have confused matters.

Patten also sought a permit to alter the façade of no.42 in 1908, but this never took place and instead it was no.44 that was altered, although not precisely to Patten's plan (the roof shape was more or less the same though). The specifications prepared for no.42 indicate that the changes to the house were to be pretty comprehensive and that is certainly the case for the work undertaken on no.44. It is entirely possible that this is a new build. A photograph taken in the early 1910s shows the changes to the house.

By 1910, William Strong, also a carpenter (later an insurance inspector) was the occupant until the mid-1920s. Ken Gibson, a clerk, and then Adam Gibson, a railway employee, occupied the house until about 1950. They were followed by another railway employee, Charles Connor, also an established occupant. Jillian



and Tim Caughley were long-standing occupants in the late 1990s and early 2000s. The house appears to be in use as a flat.

This is a long and narrow, strongly articulated Edwardian dwelling. On the street elevation it has a shallow-pitched roof projecting forward over a double-height bay window. The ground floor sash windows have been replaced with French doors; otherwise most other windows remain double-hung sashes. The main entrance and porch, and chimney are located on the north side of the house. There is a reasonably substantial flat-roofed extension at the rear of the house.

The house was altered in 2017. The front garden was excavated, and a garage and other accommodation were added to match its neighbour at 42 Hawker Street.

Despite the recent alterations, the house is a substantially intact example of an Edwardian villa, particularly when viewed from the street.

46 Hawker Street



Image: 46 Hawker Street, M. Kelly 2016.

Built: 1888

Architect / Builder: unknown

Title number: WN46C/683

Legal description: Part Section 401 Town of Wellington

This house was built in 1888, one of three built at the same time along the Hawker Street frontage of Town Acre 401. It was built for William Meek,⁷³ along with no.48; the houses had the same design. Meek, who was an ink manufacturer

⁷³ Wellington City Council Cook Ward, Rate Book 1888-89, WCA



in Courtenay Place and had interests in various properties around Wellington, named his property 'Bethune House'.⁷⁴ Meek tried to sell the house in 1889⁷⁵ but was still paying rates on it in 1891. He had sold it by 1892.

The first known occupant was the Freyberg family – father James, mother Julia and five boys, one of whom became Lord Bernard Freyberg (1889-1963), New Zealand's greatest soldier. The family arrived in Wellington in 1891 when Bernard was two years old, and he grew up in Hawker Street; the family moved from 46 to 60 in 1895 and after that burned down in 1901, to no.27.⁷⁶ Bernard Freyberg was not a professional soldier, but once he joined up at the start of the World War I he began a career as a soldier and leader. He fought in many campaigns in World War I and received a VC, he was leader of the New Zealand Expeditionary Force in World War II and then, post-war, the first New Zealander to be made governor-general of this country.⁷⁷

The Freybergs were followed by the Rev. Harry Redstone and his family, who also lived at 34 Hawker Street for a period. Rev. Redstone (1836-1914), a well-known Methodist minister, originally hailed from Devonshire, England. He married his wife Elizabeth and the couple, with the first of their two daughters, arrived in Auckland in 1870. Redstone spent his working life in Napier, Wellington, and Christchurch. He was a very prominent Methodist preacher and minister. After his death in 1914, his widow stayed on the house until she left in the late 1920s. Thereafter occupants changed frequently, until Mary Ryan's arrival in the early 1940s.⁷⁸

By the 1960s the house was divided into two flats (if not earlier). There are no records that show how the house was divided. Occupations records suggest that at some point, the house was reinstated as a single dwelling.

The house has been much altered during its life and at first glance bears little resemblance to its former appearance. Existing permit records do not shed much light on how and when this was done. As built, the house was a substantial two-storey timber house, with a ground floor verandah below a row of three double-hung sash windows on the street elevation and a double-height bay window on the south elevation. The hipped roof was clad in corrugated iron and the walls with rusticated weatherboards.

⁷⁴ *New Zealand Times*, 19 November 1889, p.8

⁷⁵ *Ibid.*

⁷⁶ <http://mtvictoria.history.org.nz/bernard-freyberg-2/> [retrieved 15 June 2017]

⁷⁷ Ian McGibbon. 'Freyberg, Bernard Cyril', first published in the Dictionary of New Zealand Biography, vol. 5, 2000, and updated in January, 2012. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/5f14/freyberg-bernard-cyril> [retrieved 15 June 2017]

⁷⁸ *Wises New Zealand Post Office Directory, 1910-1979*



The main entrance is still in its original place—on the north end of the street elevation. In the 20th century, the street elevation has been stripped of all but one original window, a 1920s style bow window has been added, and the basement has been turned into accommodation. The latter was no doubt made possible by the excavation of the front yard of the house and its conversion into a car pad, complete with a retaining wall, in 1987.⁷⁹

48 Hawker Street (Cazenove)



Image: 48 Hawker Street, M. Kelly 2017.

Built: 1888

Architect / Builder: unknown

Title number: WN275/254

Legal description: Lot 1 DP 4834

This house was built in 1888, as a house for William Meek and his Spanish-born wife Juana Maria Baglieto.⁸⁰ Named 'Cazenove' by the Meeks,⁸¹ it is the sister to no.46 Hawker Street, which was built at the same time. Meek was an ink manufacturer in Courtenay Place and had interests in various properties around Wellington. Juana Meek died in 1890 and Meek, who had already tried to sell no.46, put both properties on the market together.⁸²

The first named occupant was 'Johnston', in 1894-95, followed by Francis Smallbone in 1896. The owner at this time was (John?) Kirkcaldie. There was a

⁷⁹ 00059:74:D5664; 46 Hawker Street, retaining wall and car pad, 1987, WCA

⁸⁰ Wellington City Council Cook Ward, Rate Book 1888-89, WCA

⁸¹ *New Zealand Times*, 22 November 1889, p.5

⁸² *Ibid.*



turnover of occupants over the next decade or two but Thomas Sutherland, a plumber, then an insurance agent, became a long-standing occupier from about 1913.⁸³ He was followed in 1927 by Charles Pritchard, managing director of his eponymous furniture company on Kent Terrace, together with his wife Beatrice and daughter Edna. The Pritchards made major changes to the house, building a second storey on the verandah (later infilled), a new entrance (with stairs) on the north side of the house, a new window on the same elevation and a two-storey extension to the rear of the house incorporating a bathroom on the ground floor.⁸⁴ They were the kind of changes made by someone looking to turn the house into two flats. The Pritchards made more changes in 1935 and 1937; by this point the front elevation looked largely as it does today.

Charles Pritchard was a keen bowler and a member of the Victoria Bowling Club. The Pritchards, prominent in Wellington social circles, still owned or occupied the house nearly 50 years later. It was then turned into flats.⁸⁵

The house, like its neighbour at no.46, is a substantial two-storey villa, with mainly rusticated weatherboard cladding and a hipped roof with corrugated iron. It is much altered from the original, although the form of the original is still intact. The ground floor verandah has been much changed (it is part enclosed and has a glass balustrade), while the first floor verandah has been extended twice and enclosed. A concrete garage has been incorporated into an entrance stair (this took place in 1935⁸⁶).

50-52 Hawker Street (Gerondis Apartments)



⁸³ *Wises New Zealand Post Office Directory, 1894/95-1927*

⁸⁴ B3505; 48 Hawker Street, dwelling additions - 01 Jul 1927, WCA

⁸⁵ *Wises New Zealand Post Office Directory, 1978*

⁸⁶ 00056:163:B14441; 48 Hawker Street, steps, 12 Oct 1935, WCA



Image: 50-52 Hawker Street, Googlemaps 2019

Built: 2004

Architect / Builder:

Title number: 209234

Legal description: Lot 1 DP 349757

The Gerondis Apartments were built in 2004. They replaced two semi-detached houses constructed about 1888. The new building does not contribute to the streetscape values of the heritage area.

54 Hawker Street



Image: 54 Hawker Street, M. Kelly 2017.

Built: 1900-1

Architect / Builder: John Moffat for developers Edmondson & Dickenson

Title number: 203751

Legal description: Lot 2 Deposited Plan 349757

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson; developers who bought Town Acre 402 from Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses—not insubstantial dwellings—were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.⁸⁷ No.s 54 and 56 appear to have once been identical.

⁸⁷ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA



Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street—a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with William Allan) and subdivision and the sale of some of the sections was revived in 1904.⁸⁸

It is not certain when the land occupied by no.54 was subdivided and sold off, but the first occupant was Henry Harrington (MBE), officer in charge of the Telegraph Department.⁸⁹ He later went on to become Inspector of Telegraph Offices and chief censor during World War I. He and his family, wife Lydia and two daughters, lived in Hawker Street until about 1920 when they were replaced by accountant Geoffrey Sidford, wife Ada and family. Sidford worked for T & W Young, importers, for many years. The family occupied the house for decades.⁹⁰ Ada Sidford outlived her husband and died in 1964.⁹¹

The house was owned and occupied by the Roitero family for many years. It was re-piled in 1975 and an arrangement over land means a garage in front of 50-52 Hawker Street forms part of the property at no.54, while the garden at the rear of the latter is now part of no.s 50-52.

The house itself is an asymmetrical two-storey villa, square in plan, with a hipped roof and rusticated weatherboard cladding. The majority of the windows appear to be the original double-hung sashes. The front elevation arrangement consists of a double-height bay window on a projecting gable on the north side and a verandah on both levels on the south side. There is fine decorative work in the gable end relief and shingles beneath. The ground floor of this verandah retains the Doric columns of the original verandah. French doors (possibly not original, although they were included in the house design), open out on to this floor. There is a short lean-to on the rear elevation.

The house is one of a notable group of four fine late-Victorian villas, with the house at 56 Hawker Street as the most intact example within the group.

⁸⁸ CT WN124/197, LINZ

⁸⁹ *Wises New Zealand Post Office Directory, 1902-1920*

⁹⁰ *Wises New Zealand Post Office Directory, 1920-1968*

⁹¹ Registration no. 1964/37763, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 18 June 2017]



56 Hawker Street



Image: 56 Hawker Street, M. Kelly 2017.

Built: 1900

Architect / Builder: John Moffat for developers Edmondson & Dickenson

Title number: WN256/268

Legal description: Lot 3 Deposited Plan 4144

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 from Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses—not insubstantial dwellings—were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.⁹² No.s 54 and 56 appear to have once been identical.

Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street—a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with William Allan) and subdivision and the sale of sections was revived in 1904.⁹³

The property at no.56 was not sold until 1918, by which time it was in the hands of the Trustees of the John Edmondson Estate. In the meantime, the first occupant was Captain Harold S Blackburne (1856-1943). He was recruited in England as the government's chief examiner and nautical adviser in 1899 after the government had sought a new to replace the previous office holder who had

⁹² 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA

⁹³ CT WN124/197, LINZ



been sacked after allegedly helping a candidate to cheat.⁹⁴ Blackburne had strong ties to Aotearoa New Zealand; he spent much of his childhood living in Auckland. He achieved some additional prominence as the honorary secretary of the New Zealand Anti-Opium Association,⁹⁵ set up during a period of hysteria over Chinese immigration. Blackburne was strongly interested in matters Chinese and was also the secretary and treasurer of the China Inland Mission and frequently raised money for the victims of Chinese famines.⁹⁶ He and his wife Beattie and daughter Mary lived at no.56 until they moved to Oriental Terrace in the early 1920s, following his retirement in 1919.

Thomas Barraclough, a tailor, and his wife Ellen were the next occupants for any length of time, occupying the house from the late 1920s. Thomas Barraclough died in 1932 but his widow and at least one of their two boys, Patrick, remained in the family home. Ellen finally relinquished the house in the late 1950s. James and Barbara Reynolds took over the house. After the death of her husband, Barbara Reynolds remained until the late 1960s, at which point the house was converted into two flats, known as Romanos Apartments, with kitchen and bathroom facilities provided on both floors.⁹⁷

In 1981, the owner re-piled the house and converted it back into a single dwelling.⁹⁸ Since 1918, many other changes have been undertaken to the house including bathroom renovations, the removal of a fireplace and chimney, and changes to a bedroom in 2009 and the provision of an ensuite on the first floor in 2011.⁹⁹

Despite the many internal changes to this house and its temporary conversion into flats, this house retains a more authentic appearance on its front façade than its sister houses. This two-storey villa is square in plan, with a hipped roof clad in corrugated steel and rusticated weatherboard cladding. The front elevation arrangement has a gable to the north with a double-height bay window and fine decorative work in relief in the gable end and decorative shingles beneath. To the south is the verandah, on the ground floor only, supported by Doric columns. French doors (also original) open out on to this floor. There is a pitched roof extension to the rear elevation. The entrance is on the north side.

⁹⁴ Marine Department, Annual Report for 1899-1900, *Appendices to the Journals of the House of Representatives*, 1900, H15, p.3

⁹⁵ *Evening Post*, 19 December 1908, p.11

⁹⁶ *Evening Post*, 14 October 1943, p.6

⁹⁷ *Wises New Zealand Post Office Directory*, 1920-1978

⁹⁸ C56851; 56 Hawker Street, convert 2 flats to dwelling - 12 Aug 1981, WCA

⁹⁹ See various permits [00078:863:65237, 00078:2805:180579, 00078:4015:232822] for 56 Hawker Street, WCA



The house is one of a notable group of four fine late-Victorian villas and is a highly intact example of a late Victorian villa when viewed from the street.

58 Hawker Street



Image: 58 Hawker Street, M. Kelly 2017.

Built: 1900-1

Architect / Builder: John Moffat for developers Edmondson & Dickenson

Title number: WN257/221

Legal description: Lot 2 Deposited Plan 4144

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 from Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses—not insubstantial dwellings—were all variations on a standard plan. Nos 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹⁰⁰

Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street—a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with

¹⁰⁰ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA



William Allan) and subdivision and the sale of some of the sections was revived in 1904.¹⁰¹

The first occupant was John Duthie, who worked for his father's firm of Duthie and Co., established by John Duthie snr. (1841-1915), a Scot, arrived in Aotearoa New Zealand in 1863. Duthie snr. set up in business as an ironmonger in New Plymouth, then in Whanganui, before he settled in Wellington and made a considerable fortune. He was also a politician and among other roles represented the City of Wellington in Parliament for 11 years.¹⁰²

John Duthie jnr. was one of six sons (there were also four daughters) of the marriage of John Duthie and Mary Mercer. He was secretary of the company but had to retire from business when his health declined. He died in 1923 at the young age of 52. By this time, he and his family, wife Laura and two daughters, had long moved to Kelburn.¹⁰³

The Duthies were followed by a remarkably long list of occupants, with few people staying longer than a few years, with the exception of a music teacher, Martha Leyser, who was in residence in the 1940s and early 1950s. The house was sold by the Trustees of the John Edmondson Estate to William Duncan in 1918.¹⁰⁴ The house was owned for a long period by the Hingston family, H.G. Hingston initially (from c.1935) and then by civil servant Arthur Hingston and his wife Ruby, who were occupants from the 1960s onwards. It would appear that at various times in the house's history it has been in use as flats or as a boarding house, although no permit to confirm this has been located.

There have been significant changes to the house over its life. The verandah was infilled and a second level (also infilled) added to it in 1932. In 2001, a significant transformation added a basement garage and driveway, removed the infilled verandah and replaced it with a double-height, narrow square extension with a balcony between, and internal alterations to the rear of house that saw the addition of a kitchen, laundry and bathroom.¹⁰⁵

This two-storey villa is L-shaped in plan, with a hipped roof clad in corrugated steel and rusticated weatherboard cladding. The front elevation has a gable to the north with a double-height bay window and fine decorative work in relief in the gable end and decorative shingles beneath. Alongside and on the first floor is a balcony, supported by two of the original Doric columns, that links to a square

¹⁰¹ CT WN124/197, LINZ

¹⁰² *Evening Post*, 14 October 1915, p.8

¹⁰³ *Evening Post*, 23 February 1924, p.6

¹⁰⁴ *New Zealand Times*, 29 August 1918, p.4

¹⁰⁵ 00056:126:B11398; 58 Hawker Street, alterations to balcony and internal alterations, 21 Dec 1931 & 00078:972:77303; 58 Hawker Street, new basement garage and drive, alterations to front facade, internal alterations to rear of building adding kitchen, laundry and bathroom, 2001, WCA



double-height extension. Some care was taken on the detailing on the casement windows. The garage was built beneath this. There is a flat roof extension to the rear of the house.

The house is one of a notable group of four fine late-Victorian villas, with the house at 56 Hawker Street as the most intact example within the group.

60 Hawker Street



Image: 60 Hawker Street, M. Kelly 2017.

Built: 1900-1

Architect / Builder: John Moffat for developers Edmondson & Dickenson

Title number: 346723

Legal description: Lot 1 Deposited Plan 384264

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 from Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses—not insubstantial dwellings—were all variations on a standard plan. Nos 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹⁰⁶

Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street—a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with

¹⁰⁶ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA



William Allan) and subdivision and the sale of some of the sections was revived in 1904.¹⁰⁷

The house was initially let. The first occupant was Walter Bowles, chief traffic clerk at the New Zealand Railways. He was replaced in the early 1910s by Cath Peters. The house was advertised for sale in 1918, but the outcome is not certain. Cath Peters continued to live in the house. Pauline Rodgers, a music teacher, taught students from the house in the late 1920s and by the 1930s a boarding house was in operation. In the 1950s the house was divided into flats, with a Mrs Penrose and Phyllis Eyes both long-standing occupants.¹⁰⁸

This two-storey villa is substantially different from the other houses in the 54-60 Hawker Street group. Like no.58 it is, or rather was, L-shaped in plan, with a hipped roof clad in corrugated steel and rusticated weatherboard cladding. A large extension to the north and rear of the house in 2008 nearly doubled its size. The front elevation has a gable to the north with a double-height bay window and fine decorative work in relief in the gable end and decorative shingles beneath.

Alongside the first floor is a balcony, supported by two of the original Doric columns, that links to a square double-height extension. Some care was taken on the detailing on the casement windows. The garage was built beneath this. There is a flat roof extension to the rear of the house.

The house is one of a group of four fine late-Victorian villas, with the house at 56 Hawker Street as the most intact example within the group.

¹⁰⁷ CT WN124/197, LINZ

¹⁰⁸ *Wises New Zealand Post Office Directory, 1902-1978*



62 Hawker Street



Image: 62 Hawker Street, M. Kelly 2016.

Built: 1909

Architect / Builder: Guido Schwartz / P.C. Watt

Title number: WN34C/464

Legal description: Part Lot 8 Deposited Plan 123

This house was designed by an important German-born Wellington architect, Guido Schwartz and built for James Keith (1856-1941) in 1909. The builder was P C Watt of Berhampore and the estimated cost was £760.¹⁰⁹ Keith was a former mayor of Timaru who arrived in Wellington in the 1890s and set up a ship-handlers business with J Hutcheson. The company, known as Keith, Hutcheson and Co., operated out of Willis Street.¹¹⁰ Keith later worked for E W Mills and Co. and was manager of the company at the time he built his new house. Keith and his wife Alexina, who had three children, lived in the house until the latter's death in 1930. The previous year he made unspecified changes to the dwelling. James Keith then shared the house with his daughter Margaret, who appears not to have married. After her father's death in 1941, Margaret Keith remained in the house until the early 1950s.¹¹¹

The house then appears to have been used as flats for a short period until Lorna Millward began a residency in the early 1960s. It has been used as a flat for much of the past three decades.

¹⁰⁹ 8332; 62 Hawker Street, dwelling - 12 Mar 1909, WCA

¹¹⁰ *Evening Post*, 9 May 1941, p.9

¹¹¹ *Wises New Zealand Post Office Directory*, 1902-1955



This Edwardian villa sits above Hawker Street at a point when it starts to steepen noticeably. The house is only two storeys for half of its length; the back half of the house sits on a higher platform. Schwartz's original plan shows only a drawing room, hall and entrance porch on the ground floor.¹¹² There is a corrugated steel roof, a timber frame and rusticated weatherboard cladding. There is much interest in the main elevation, which is divided between the gable, with its double-height bay window, on the south side and, alongside, the entrance porch with infilled verandah above it. The architect made extensive use of mouldings to enliven the façade, particularly in the gable infill, the half-timbering effect on the gable and the arch above the entrance. The gently sloping path to the house appears to be original and is a notable landscaping feature.

The house is a fine example of an Edwardian villa by an important Wellington architect, it is substantially intact with few alterations that are visible from the street.

¹¹² 8332; 62 Hawker Street, dwelling - 12 Mar 1909, WCA



Kennedy Street

1 Kennedy Street



Image: 1 Kennedy Street, M. Kelly 2016.

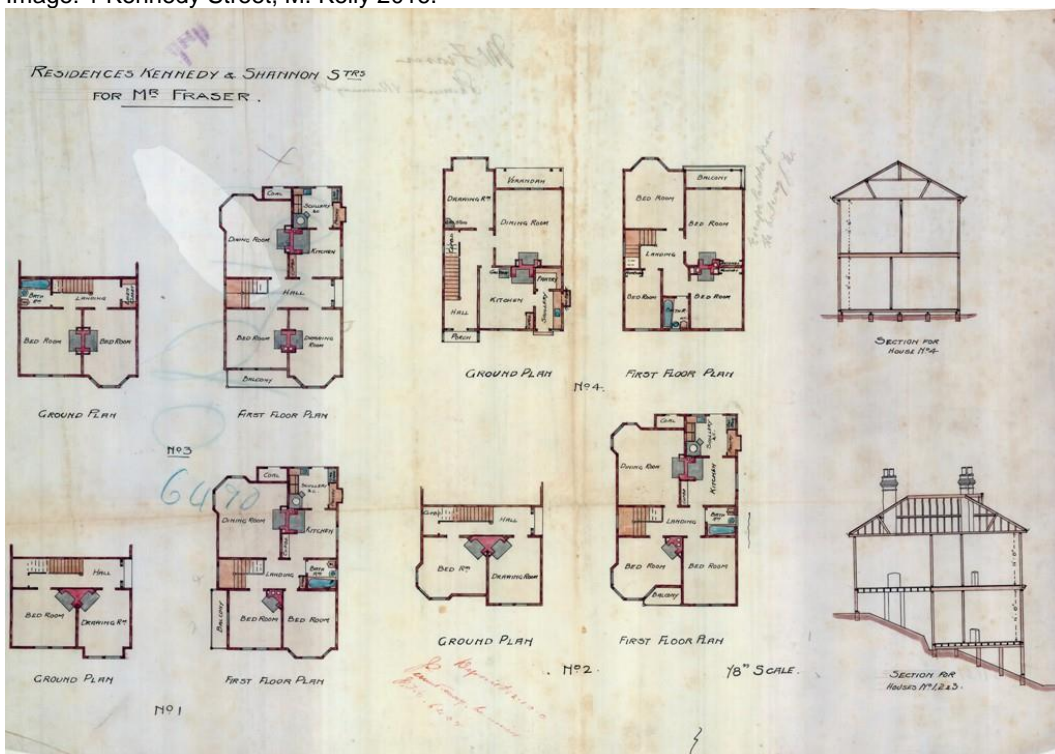


Image: The plans for 1, 3 Kennedy Street and 10, 12 Shannon Street. (6490; WCA)

Built: 1905

Architect / Builder: Messrs McLean and Gray

Title number: WN152/259

Legal description: Part Lot 15-16 DP 123



Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was home to a large, nine-room, single-storey house on Town Acre 403. It seems likely that this fell victim to the Shannon Street fire in 1901.

In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messrs McLean and Gray.¹¹³ There were four separate designs, although they bore considerable resemblance to each other. No.1 was design no.1, as per the plans.¹¹⁴

Allocation of names to houses is complicated, initially, by the lack of numbers and their inconsistent application in street directories. One of the first occupants was Robert Darroch, a school master, who also had a house built for him and his family at 25 Shannon Street in 1902.¹¹⁵ From 1920 there was a regular turnover of occupiers, until Angus Duncan, a tobacconist, in the 1930s. He was followed by Stirling Young, a carpenter and then Percy Young, also a carpenter. The latter was still living in the house in the early 1980s.¹¹⁶

This two-storey timber framed and clad house occupies a sloping section alongside Kennedy Street steps. In plan it is rectangular, oriented to Kennedy Street. The corrugated iron clad roof is hipped. This elevation features the unusual arrangement of a first-floor canted bow window sitting over a square bay window.

This is the only part of the house that retains its original windows. A verandah on the first floor has been filled in to create a large bedroom on the south-west corner. On the north side a conservatory with a hot tub has been attached, along with an extensive timber deck.

¹¹³ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

¹¹⁴ Ibid.

¹¹⁵ For more on Darroch see the entry on 25 Shannon Street.

¹¹⁶ *Wises New Zealand Post Office Directory, 1910-1978*



3 Kennedy Street



Image: 3 Kennedy Street, M. Kelly 2016.

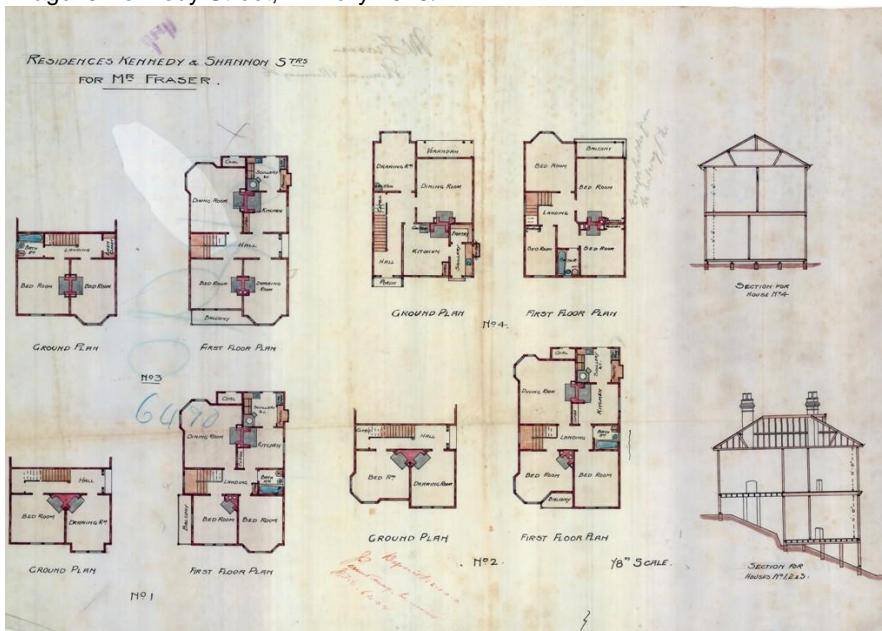


Image: The plans for 1, 3 Kennedy Street and 10, 12 Shannon Street. (6490; WCA)

Built: 1905

Architect / Builder: Messrs McLean and Gray

Title number: WN150/240

Legal description: Part Lot 15-16 Deposited Plan 123

Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was previously home to a large, nine-room, single-storey house on Town Acre 403, which seems to have fallen victim to the large Mount Victoria fire in 1901.



In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messrs McLean and Gray.¹¹⁷ There were four separate designs, although they bore considerable resemblance with each other. No.3 was design no.2, as per the plans.¹¹⁸

Allocation of names to houses is complicated, initially, by the lack of numbers and their inconsistent application in street directories. Nevertheless, it would appear that the house was occupied from the outset by James and Christina Cattell, who named their house 'The Pah'.¹¹⁹ They passed away in the 1930s (James in 1934 and Christina in 1937).¹²⁰ They were followed by Mabel Bellamy and Mildred Eyes, who were occupants in the 1940s and 50s. More recently the house appears to have been used as a flat.

Like its neighbour at 1 Kennedy Street, it shares a similar footprint and is oriented towards the steps. This two-storey timber framed and clad house occupies a sloping section alongside Kennedy Street steps. In plan it is rectangular, oriented to Kennedy Street. The corrugated iron clad roof is hipped. This elevation features the unusual arrangement of a first-floor canted bow window sitting over a square bay window. This is the only part of the house that retains its original windows. A verandah on the first floor has been filled in to create a large bedroom on the south-west corner. On the north side a conservatory with a hot tub has been attached, along with an extensive timber deck.

¹¹⁷ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

¹¹⁸ Ibid.

¹¹⁹ *New Zealand Times*, 26 April 1912, p.9

¹²⁰ Registration no. 1934/3814, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 20 June 2017] & *Evening Post*, 25 January 1937, p.1



2 Kennedy Street



Image: 2 Kennedy Street, rear view, M. Kelly 2016.



No. 2 Kennedy Street is in the middle of this image, taken about 1910, facing the other way from the rest of the houses around it. Prior to 1935 the verandah wing was only single storey. (S.C. Smith, 1/1-022832-G, Alexander Turnbull Library).

Built: c.1898

Architect / Builder: unknown

Title number: WN147/27

Legal description: Lot 5 Deposited Plan 1248

This house sits on Town Acre 402, a steep section that was purchased in its entirety by business partners John Edmondson and Clifton Dickenson from land



developer R B Todman in 1898.¹²¹ The house at 2 Kennedy Street was likely to have been built for Clifton Dickenson sometime between 1898 and 1900.¹²² No plans or specifications for the house have been located thus far. Dickenson was listed as the sole occupant of Kennedy Street in 1902. At this time the house was something of a local landmark, large and unencumbered by trees and, unusually, facing Te Aro rather than the harbour.

Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street—a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with William Allan) and subdivision and the sale of sections was revived in 1904.¹²³ A key to access was the formation of a right of way off Shannon Street to link with Kennedy Street. In December 1905 they sold Lot 5 to John Keir.¹²⁴

John Keir (1873-1917) was the owner of a successful carrier firm, J. Keir and Co., later Keir's New Zealand Forwarding Agency. He was born in Dunedin and came to Wellington as a young man. He worked for the New Zealand Express Company for five and a half years before starting out on his own account in 1898.¹²⁵ By 1900, he employed eight men. He married Mary Speedy in 1911 and the couple had two children. An enthusiastic Army volunteer for many years, Keir was keen to enlist during World War I but did not want to leave his business until he felt able to. By 1917, with a business partner in place, he made the commitment to go. Keir was made a captain in the Wellington Infantry Regiment of the New Zealand Expeditionary Force, and it left New Zealand on the *Aparima* in February 1917. Keir died in action at Ypres on 23 October 1917. His widow received his posthumously awarded Military Cross.¹²⁶

Following his death, the company was sold as a going concern. By this stage, the family had shifted to Hay Street in Seatoun. In fact, they may have lived there from the time of the Keirs' marriage as there is no evidence in street directories that the Keirs lived in Kennedy Street at all. An occupant of the house in 1916 was August Robinson, head of the Audit Office.¹²⁷

¹²¹ Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.: 1 Part 2, Town Acre 402, Archives New Zealand (ANZ)

¹²² The house is shown in the 1900 iteration of the 'Ward Map' (Wellington City Archives [WCA]) so it can be assumed to have been built between the point that Dickenson bought the land in March 1898 and 1900.

¹²³ CT WN124/197, LINZ

¹²⁴ Ibid.

¹²⁵ *Evening Post*, 29 August 1898 p.4

¹²⁶ *Dominion*, 10 September 1918 p.4

¹²⁷ *New Zealand Post Office Directory*, 1916



In 1918, the house was sold at a mortgagee sale under the orders of the Supreme Court to Frederick Manton, who was one of Keir's mortgagors in 1916.¹²⁸ Manton, who was a prominent businessman, a one term city councillor and was at one time the president of the Wellington Chamber of Commerce, never lived in the house and it was leased to a succession of tenants, beginning with an unlikely occupant – farmer Tim O'Sullivan. He was followed in the 1920s by Sydney Burnette, a clerk. Kathleen Gawne, a widow and hotelkeeper, occupied the house from the late 1920s and then bought it off Frederick Manton in 1930. Then, in 1933, the Supreme Court again forced a mortgagee sale and (in 1934) the house was bought by Rhoda Barnard, wife of James Barnard, an agent from Auckland.¹²⁹

The Barnards never lived in the house and instead turned it into flats. The changes were designed by the illustrious local firm of Clere and Clere (Frederick de Jersey Clere and his son Herbert) and tenders called for in December 1934. The work involved the conversion of the house into two flats—one on each floor. The principal change was the formation of a verandah and a larger bedroom on the first floor by extending the west wing upwards to match the height of the rest of the house. The ground floor verandah was to be partly infilled to create more living space. The other changes were the formation of an external staircase to provide access for the first floor flat, the removal of the internal stairs, changes to a storeroom to create a kitchen and linen cupboard on the first floor and the creation of a bathroom on the ground floor. The ground floor was rearranged so that the dining room became the living room, the scullery became the kitchen and the dining room became the kitchen.¹³⁰

Whether these changes were undertaken exactly as described is doubtful because street directories reveal that the house had been divided up into four rather than two flats (shortly to be five). In 1939, Herbert Taylor, a clerk, occupied 2a, Neville Simpson, a solicitor, 2b, Reginald Stokes, factory hand, 2c and Ronald Steere, lino operator, 2d.¹³¹ No permit for work to convert the place into four flats has been found and no recent plans exist to show how the house has been changed over its life. It must be assumed that there was a big change in plan just before or during the work. By 1946, there were five separate occupants, with the flats numbered 2, 2a, 2b, 2c and 2d (No.2 appears to have been a bed-sit or small flat.) The house has kept this arrangement since then.

¹²⁸ CT WN147/297, LINZ

¹²⁹ Ibid.

¹³⁰ B13605; 2 Kennedy, conversion-dwelling to flat - 12 Jan 1935, WCA

¹³¹ *Wises New Zealand Post Office Directory*, 1939



In 1953, Rhoda Barnard sold the house to real estate agent Bernard Weyburne. He kept the property for the next 27 years.

In the period since 1935, there have been some long-standing occupants. These include David Sache, a photographer (late 1940s to early 1960s), John Glover, a labourer, (the late 1940s and early 1950s), and Jack Madden, a storeman (late 1950s to late 1970s). Actor Miranda Harcourt and photographer Neil Pardington are also associated with the house in the 1990s.¹³² Habitation indexes reveal that at any given time up to 11 people have been living in the house across the five flats.¹³³

The house remains tenanted to this day. The verandahs are all enclosed, but the footprint of the house appears to be much the same as it was in 1935. The house still enjoys views over Te Aro, but maturing vegetation makes the house difficult to see from many vantage points.

Built on a slope beneath Shannon Street, this house is oriented west to make the most of the site. A large, rectangular two-storey dwelling, it has an adjunct on its west elevation that is an extension of the original single-storey verandah and a lean-to on the south elevation. The roof is corrugated iron, and the wall cladding is rusticated weatherboards. The windows are a mixture of double-hung sashes and casement windows. The latter are most likely to have been installed as part of the changes made in 1935.

Although the roof is predominantly hipped, there is a half-hip near the middle of the roof—facing south—with what appears to be an oculus in the gable end. As it would open into what is assumed to be an unused attic, it may be purely decorative.

The house began life as a spacious Victorian house, the original design of which was partly dictated by the site. The first floor was set aside for bedrooms, but the ground floor's living and dining rooms were located on the west side of the house for the views and additional light. Another bedroom was located in the south-east corner and the functional activities—kitchen, laundry, store etc. arranged behind. The main entrance was located on the middle of the ground floor, north elevation. The conversion to flats has undone most of that original arrangement, but it is assumed that at least some of the original spaces (and their fabric) remain intact.

The principal changes to the original external form of the house were the addition of an additional floor on the verandah (and its enclosure) and the construction of two sets of steps to provide external access to the first-floor flats.

¹³² 'Habitation Index', Wellington Central, 1995

¹³³ For example the Habitation Index for 2000 listed 11 occupants.



McIntyre Avenue

1 McIntyre Avenue



Image: 1 McIntyre Avenue, M. Kelly 2016.



1-7 McIntyre Avenue, middle (from right to left), pictured about 1910. (1-1-022832-G, ATL)

Built: 1890

Architect / Builder: unknown

Title number: WN772/78

Legal description: Part Section 401 Town of Wellington



This house was built in 1890, most likely for Joseph Webber, a clerk, and his wife Eliza, who had four children.¹³⁴ Joseph Webber died in 1911 and his widow remained in the house for only a short period. Her daughter, Alice, took over occupancy and remained for the next 40 years. During this period a small extension, most likely a porch, was made to the front of the house. There was also a lean-to added to the rear of the house (date unknown, but quite early). By 1941, Alice had been joined in the house by her sister Eliza.¹³⁵ Alice Webber passed away in 1957, aged 78, but Eliza lived on until 1974, by which time she was 94.¹³⁶ She was almost certainly not occupying the house by this time but notwithstanding that, the family spent some 80 continuous years in the same house.

Subsequent owners added a significant extension to the front of the house, including a turret on the south-west corner and a deck at the front. No record of this work has been located.

This was once a plain cottage, rectangular in plan but built on two levels to accommodate the steep hill. It had a centrally located main entrance, double-hung sash windows, rusticated weatherboards and a corrugated iron, hipped roof. The addition to the front transformed the appearance of the house significantly, although some effort was made to match materials. The remainder of the house remains relatively untouched externally, with the exception of some of the windows, although many of these were early modifications. Mature trees make the house difficult to see from some vantage points.

¹³⁴ Rate books show that Webber was paying rates on a new house in TA 401 in 1890. Wellington City Council Te Aro Ward, Rate Book 1890-91, Wellington City Archives (WCA)

¹³⁵ *Wises New Zealand Post Office Directory*, 1895-96 to 1941

¹³⁶ Registration no. 1957/22362 (Alice) and 1974/39555 (Eliza), Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 20 June 2017]



3 McIntyre Avenue

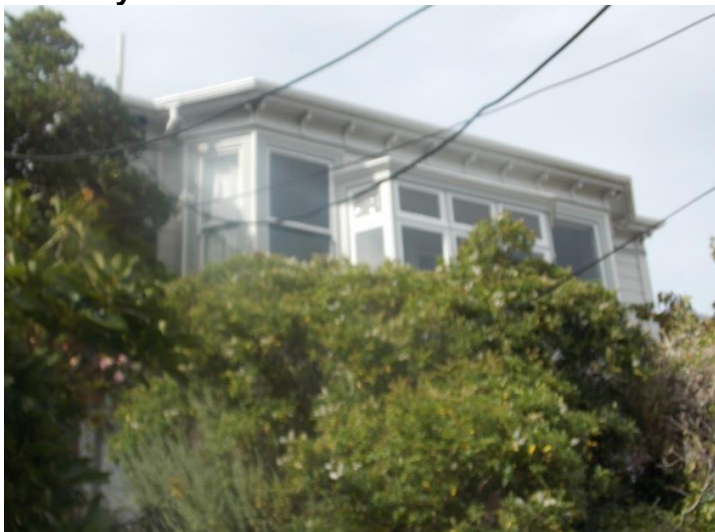


Image: 3 McIntyre Avenue, M. Kelly 2016.



1-7 McIntyre Avenue, middle (from right to left), pictured about 1910. (1-1-022832-G, ATL)

Built: 1895

Architect / Builder: unknown

Title number: WN69/154

Legal description: Part Section 401 City of Wellington

This house was built by 1895. It is one of a set of houses (3, 5 and 7) built to the same plan. The original owner and builder are not known. The first owner and occupant that can be identified with certainty was William Hodson, who made an



addition—a lean-to the rear of the house—in 1915.¹³⁷ Hodson was the manager of John Burns Electroplate Co., Victoria Street. He was replaced soon after by Harriet Firth and her daughters, Anne and Mabel. The family occupied the house until the late 1940s. At some point the front of the house was enclosed and extended. Watersider Charles McPeake and his family were long-standing occupants from the mid-1950s until the 1970s.¹³⁸ By 1981 the house was split into two flats, but no permit survives to explain how this was done to a relatively small dwelling.¹³⁹ The house was partially re-piled in 1984.¹⁴⁰ The house has largely been occupied by a succession of tenants from that point on.

This single-storey villa is square in plan with a hipped roof, clad with corrugated iron. It is elevated at the front to accommodate the sloping site; cover boards hide the piles. Originally, the front façade had two bay windows separate by a verandah. The verandah was enclosed and one broad bay formed; later a smaller bay—an addition with casement windows—was attached to the front of this. Otherwise, the windows are predominantly double-hung sashes. The external cladding is rusticated weatherboarding.

5 McIntyre Avenue



Image: 5 McIntyre Avenue, M. Kelly 2016.

¹³⁷ 29023; 3 McIntyre Avenue – 1915, WCA

¹³⁸ *Wises New Zealand Post Office Directory*, 1895-96 to 1941

¹³⁹ 'Habitation Index', Wellington Central, 1981

¹⁴⁰ 00058:0:C64745, 3 McIntyre Avenue, partial repile, 29 Mar 1984, WCA





1-7 McIntyre Avenue, middle (from right to left), pictured about 1910. (1-1-022832-G, ATL)

Built: 1896

Architect / Builder: unknown

Title number: WN71/92

Legal description: Part Section 401 City of Wellington

This house was built by 1896. It is one of a set of houses (3, 5 and 7) built to the same plan. The first owner was probably John Chapman, a bookbinder, who was living in the house when it was first numbered and whose name was associated with McIntyre Avenue from 1896.¹⁴¹ It is assumed that the house was either built for him or he was the first owner. Chapman lived there with his wife Alice and their four children. The Chapmans retained the house for decades. John Chapman passed away in 1949 and his son Victor and daughter-in-law Kate took over the house. Victor was still listed as an occupant when he himself passed away in 1975.¹⁴²

The house was bought by new owners who undertook an 'upgrade' in 1980.¹⁴³ The drainage plans do not reveal whether the house's current appearance was due to work undertaken then or earlier, but the front façade (at some point) was entirely replaced with an extension and bay window (right) and deck alongside. The area beneath the house was turned into a liveable space, with two bedrooms, a store and a workshop.¹⁴⁴

¹⁴¹ *Wises New Zealand Post Office Directory, 1895-96*

¹⁴² *Ibid.*, 1895-96-1978

¹⁴³ 29024; 5 McIntyre Avenue – 1980, WCA

¹⁴⁴ *Ibid.*



This house started life as a small villa with two bays on the front elevation separated by a verandah. It was identical to the two houses either side of it, but no.5 was slightly larger at the rear. At some point the bays and verandah were removed and an extension (with bay window) built on the south side of the front (west) elevation. A verandah was built alongside. This is the current configuration of the first-floor front façade. The external cladding is rusticated weatherboards, even on the modern additions, which also carry modern steel window joinery. The house is square in plan, with a hipped a roof. The cladding is assumed to be corrugated iron. There is a flat roof extension to the rear.

7 McIntyre Avenue



Image: 7 McIntyre Avenue, M. Kelly 2016.



1-7 McIntyre Avenue, middle (from right to left), pictured about 1910. (1-1-022832-G, ATL)



Built: 1896

Architect / Builder: unknown

Title number: WN66/156

Legal description: Part Section 401 City of Wellington

This house was built by 1896. It is one of a set of houses (3, 5 and 7) built to the same plan. The original owner and builder are not known. A 1900 drainage plan states that the owner was Mr Pollock.¹⁴⁵ The first occupant known with certainty was John Pollard, an electrical engineer, in 1910.¹⁴⁶ (It is possible that Pollock and Pollard are the same person.) He was replaced by John Carwood, a Union Steam Ship Co. employee, about 1916, and then Alfred Saunders, a salesman, in the mid-1920s. At some point during this period, the house had a bungalow-style addition to the entire front (west) elevation and that the two bays and verandah of the previous façade were removed. Alfred Watts, a painter, John Deck, a clerk (about 1941), then Julius Meyer, a carpenter, were some of the occupants until the late 1960s.¹⁴⁷ It is presumed that most of these occupants lived in the house with their families.

In 1968, the house was converted into two flats. Few details of who lived there during the ensuing period have been recorded.

The most obvious feature of this house is the major addition to the front that has removed its original appearance and replaced it with a 1920s era façade, with (on the top floor) lapped weatherboards in a bell-curve finish and casement windows. This arrangement is interrupted by a staircase and porch that leads into the two separate flats. The ground floor has also been utilised for living spaces, but it is not certain when this occurred. The ground floor has rusticated weatherboard cladding. The original core of the house is square in plan with a hipped, corrugated iron clad roof, punctuated by skylights. There is an extension to the rear, which has been part of the house since 1900 and may be original.

¹⁴⁵ 29025; 7 McIntyre Avenue – 1900, WCA

¹⁴⁶ *Wises New Zealand Post Office Directory*, 1910

¹⁴⁷ *Wises New Zealand Post Office Directory*, 1910 to 1968



9 McIntyre Avenue



Image (left): 9 McIntyre Avenue pictured about 1910. (1/1-022832-G, ATL)

Image (right): 9 McIntyre Avenue, M. Kelly 2017.

Built: c.1890s

Architect / Builder: unknown

Title number: WN60/221

Legal description: Part Section 401 City of Wellington

This house was built in the 1890s, but little is known about it. The Mount Victoria Historical Society states that the builder and first occupant was John Paterson,¹⁴⁸ a contractor (later of Paterson, Martin and Hunter, builders of Wellington Town Hall). He lived in the cottage until 1897. Paterson is listed as an occupant of McIntyre Avenue in 1896/97.¹⁴⁹

The next occupant of any certainty was Gordon Cox, a chemist, in the mid-1910s. By 1920, William Braniff was the occupant.¹⁵⁰ About 1931, James Cavell, metal worker, with his wife Emily (known as Emmie) and daughter Annie, took over the house but he was killed in a road accident that same year.¹⁵¹ He was 46. Emmie Cavell remained in the house until the early 1950s. Thereafter turnover of occupants was high or not recorded at all.

This slender two-storey cottage sits at the high point of Town Acre 401, just below the Town Belt. It is surrounded by maturing bush and difficult to see in the round. It has a pitched roof, clad with corrugated iron. There is a deck and entrance on

¹⁴⁸ 'Mount Victoria Historical Society News', Newsletter No.32, February 2005, p.2

¹⁴⁹ *Wises New Zealand Post Office Directory*, 1896/97

¹⁵⁰ *Wises New Zealand Post Office Directory*, 1910-1931

¹⁵¹ *Evening Post*, 27 August 1931, p.26



the gabled end facing McIntyre Avenue accessed by a set of stairs. There is also an extension to the north-east corner that appears to be original or very early. The weatherboard cladding is rusticated, and the roofing appears to be corrugated iron. At least some of the window joinery has changed.

11 McIntyre Avenue



Image: 11 McIntyre Avenue, M. Kelly 2016.

Built: c.1890s

Architect / Builder: unknown

Title number: WN502/3

Legal description: Part Section 401 City of Wellington

This house was built sometime in the mid-1890s, most likely for James Bennett. He is listed on an 1896 street directory and his name features on a drainage plan from 1900.¹⁵² Albert Bennett features on a 1902 street directory and thereafter the house was owned and occupied by John Spence (1870-1954), a master mariner, his wife Lena and their four sons. Born in Dunedin, Spence was the Wellington Harbour Board's chief pilot and, later, harbour master.¹⁵³ Spence may have chosen his home for the views of the harbour from his house.

Less enjoyable for the Spences was the relationship with their neighbours, Fred and Florence Morton, at no.13. The houses were less than a metre apart and the Mortons' house was sitting on (a very small) part of Spence's land. Spence built a brick wall on the boundary between the houses, which covered over windows on

¹⁵² 29026; 11 McIntyre Avenue – 1900, WCA

¹⁵³ *Evening Post*, 27 June 1935, p.10



the south side of the Mortons' house. This wall was knocked down and, thereafter, every time Spence rebuilt it, at considerable cost, the Mortons would knock it down – once with a battering ram. The matter was settled in court in August 1922, with the Mortons paying a considerable sum to the Spences for the costs incurred in the building of the various walls.¹⁵⁴ The headline in the *Evening Post* account of the court proceedings was 'Attack on a wall with battering ram. Feud on Mount Victoria'. The Mortons quickly moved away from McIntyre Avenue.

There is evidence that at some point during their ownership, the Spences added the two gables and bay windows and altered the roof substantially. Prior to this, the house was little different from the other simple cottages around it. Lena Spence died in 1938¹⁵⁵ and John Spence sold the family home soon after. There was a regular turnover of occupants for some period, then Sydney Turner, a steward, and his wife Nancy took over the house in the late 1940s. They occupied it for the next 30 years.¹⁵⁶ Sydney Turner died, aged 74, in 1974. Nancy remained in the house, but by 1981 Annie Turner (relationship not known) was resident.¹⁵⁷

After 1996 architect Marie (Marguerite) Scaife made significant changes, demolishing some internal walls, re-piling, building new bay windows on the south-west corner, a deck on the south elevation, new kitchen and dining room with new walls and floors, and new external French doors, among others.¹⁵⁸ Since 2005 there have been at least three occupants.

This single-storey timber framed and clad house sits on a sloping site and is elevated above the ground level at the front. Internally, the slope means that the rooms at the rear of the house are a little higher than those at the front. It is a somewhat more substantial and complex house than the other houses on McIntyre Avenue, mainly because of unrecorded changes made to the roof and south and west elevations sometime in the 1920s or 30s. These gave the house a distinctly bungalow-style treatment, with lapped weatherboards, casement windows and simple, narrowly spaced eave brackets. Part of this treatment was the construction of gables on the west and south elevations with bay windows beneath. Another relatively new bay window fills the south-west corner. There is a pitched roof extension to the rear, with a skylight in the roof.

¹⁵⁴ *Evening Post*, 31 August 1922, p.10

¹⁵⁵ *Evening Post*, 24 May 1938, p.1

¹⁵⁶ *Wises New Zealand Post Office Directory*, 1946-1978

¹⁵⁷ 'Habitation Index', Wellington Central, 1981

¹⁵⁸ 25333; 11 McIntyre Avenue, dwelling additions and alterations – 1996, WCA



13 McIntyre Avenue



Image: 13 McIntyre Avenue, M. Kelly 2016.

Built: 1890

Architect / Builder: unknown

Title number: WN28C/491

Legal description: Part Section 401 City of Wellington

This house was built in 1890, mostly likely for either Henry or Charles McIntyre, who had two cottages built that year; both were rated the same value.¹⁵⁹ By 1900 the house was, like no.15, owned by Peter Hodge, who was occupying one of the houses. One curiosity is the location of the cottage on the 1892 Ward Map, which shows both 13 and 15 well back from their present locations.¹⁶⁰ It is assumed that the Ward Map is in error. As built, the house (like no.15) had a verandah with a bank of windows along the front wall. There were what appear to have been two flat panels either side of the entrance to the verandah, but images from the period are somewhat indistinct.

Post-1900, it is not clear who was occupying the house until Albert Berry, a letter carrier, is listed in a street directory in 1916. He was replaced by builder Fred Morton and his wife Florence. Fred Morton made changes to the house in 1919 but did not let the council know until after the fact. The work involved the reconstruction of the front of the verandah to its current appearance. Fred Morton

¹⁵⁹ Wellington City Council Te Aro Ward, Rate Book 1890-91, WCA

¹⁶⁰ Ward Map 1892 Sheet 064 [O33], WCA



did tell the council that the two ends of the verandah had already been boarded up by the time he and his wife bought the property.¹⁶¹

The Mortons had a fractious relationship with their neighbours at no.11, the Spences. John Spence built a brick wall in the narrow gap between the houses, blocking the Mortons' view out of their south facing windows. The Mortons demolished the wall, as they did each time Spence tried to build one. The matter ended up in court (and the newspapers) in 1922 and the Mortons were forced to reimburse the Spences' costs.¹⁶² The Mortons moved away soon after this and were replaced by Lillian Pound and then William Dubbelt, a crane driver.

In the early 1940s, William West, an upholsterer, and his family took over the house. Marie, his daughter, went missing from the house on 7 July 1947. Three months later, after a lengthy search and much publicity, she was found dead on the slopes of Mount Victoria. Although no official determination of the cause of death, the consensus was suicide, despite no evidence to explain how the body ended up where it was.¹⁶³ Nona Jordan was a long-standing occupant, from the early 1960s to the end of the 70s.

This is a simple cottage, rectangular in plan with a hipped, corrugated iron roof. The house is relatively unchanged, with the obvious exception of the reconstruction of the front of the house, comprising the extension of the living area, an entrance, a part-verandah and steps and a rebuilt roof. The external cladding is rusticated weatherboards, including on the addition, but the windows are a mixture of various eras, mostly single fixed lights, sliding windows and casements.

¹⁶¹ 11105; 13 McIntyre Avenue, additions - 23 Feb 1920, WCA

¹⁶² *Evening Post*, 31 August 1922, p.10

¹⁶³ 'Mystery of Marie West', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand: <http://www.TeAra.govt.nz/en/1966/crimes-unsolved/page-17> (accessed 21 Jun 2017)



15 McIntyre Avenue



Image: 15 McIntyre Avenue, M. Kelly 2016.

Built: 1890

Architect / Builder: unknown

Title number: WN926/80

Legal description: Part Section 401 City of Wellington

This house was built in 1890, mostly likely for either Henry or Charles McIntyre, who had two cottages built that year; both were rated the same value.¹⁶⁴ By 1900, the house was, (like no.13, owned by Peter Hodge. He was occupying one of the houses. One curiosity is the location of the cottage on the 1892 Ward Map, which shows both 13 and 15 well back from their present locations.¹⁶⁵ It is assumed that the Ward Map is in error. As built, the house, like no.13, had a verandah with a bank of windows along the front wall. There were what appear to have been two flat panels either side of the entrance to the verandah, but images from the period are somewhat indistinct.

The next known owner and occupant was Arthur Wimsett, a clerk, who made a rather dramatic, if ornate change to the front elevation in 1908. He dispensed with the existing verandah and replaced it with a turreted corner bay to the north, a square bay to the south and a verandah between. The work was designed by contractors Mainland and Barr, based in Waring Taylor Street.¹⁶⁶

¹⁶⁴ Wellington City Council Te Aro Ward, Rate Book 1890-91, WCA

¹⁶⁵ Ward Map 1892 Sheet 064 [O33], WCA

¹⁶⁶ 7888; 15 McIntyre Avenue, addition of two bay windows and verandah - 09 Dec 1907, WCA



Wimsett did not stay long, and he was replaced by Henry Fairchild, also a clerk, and then Edith Swan in 1916. John Tyler, a driver, was the first name listed specifically at no.15 in 1920.¹⁶⁷ Occupancy turned over frequently throughout the 20th century, until new owners bought the house in the early 1970s. In 1984, they added a second storey, a bedroom, to the roof of the house.¹⁶⁸ At some point, the turret was removed from the front of the house, the date for this is unknown.

The many additions to this house have taken it a long way from its original appearance. At heart this is a simple cottage, square in plan, with a hipped roof, still visible beneath the bedroom addition on top. Both roofs have corrugated iron cladding. The other obvious additions are the corner bay, minus its turret, the square bay and verandah between and a lean-to at the rear, at least part of which was included in the original footprint. The weatherboards are rusticated—even on the addition—and the windows are predominantly double-hung sashes, also on the addition. There is a glazed balustrade on the verandah, which is now wider than the 1907 version. The main entrance is off the verandah.

Shannon Street

12 Shannon Street



Image: 12 Shannon Street, M. Kelly 2016.

¹⁶⁷ *Wises New Zealand Post Office Directory*, 1920

¹⁶⁸ 00058:0:C64674; 15 McIntyre Avenue, dwelling additions and alterations, 22 Mar 1984, WCA



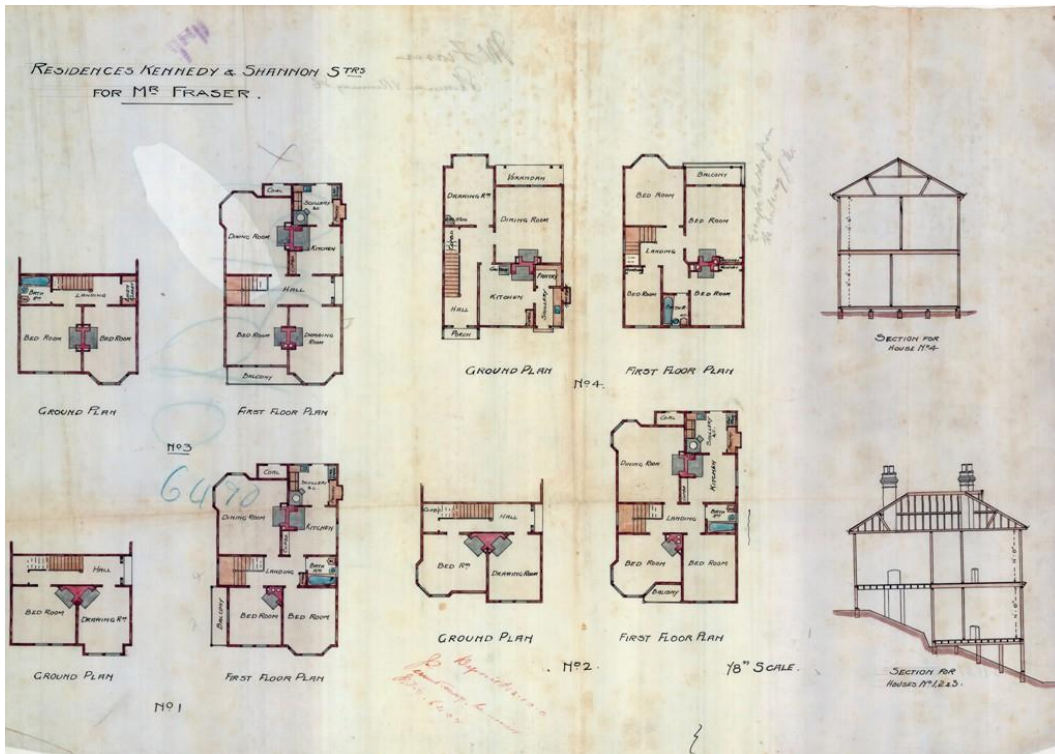


Image: The plans for 1, 3 Kennedy Street and 10, 12 Shannon Street. (6490; WCA)

Built: 1905

Architect / Builder: Messrs McLean and Gray

Title number: WN153/289

Legal description: Part Lot 15-16 Deposited Plan 123

Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was previously home to a large, nine-room, single-storey house on Town Acre 403, which seems to have fallen victim to the large Mount Victoria fire in 1901.

In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messrs McLean and Gray.¹⁶⁹ There were four separate designs, although they bore considerable resemblance with each other. No.12 Shannon Street appears to be design no.1, as per the plans, with a subtle variation from 1 Kennedy Street.¹⁷⁰

¹⁶⁹ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

¹⁷⁰ Ibid.



The first known occupants were Thomas Johnstone and his family. Johnstone, a chemist, began his business life in Dunedin, but moved to Wellington in 1906, opening a shop on the corner of Willis and Manners Street.¹⁷¹ He and his wife Alice had four children before they moved to Wellington. By 1916, the Johnstones had moved to 27 Shannon Street. The house had a series of occupants until Harold Lundius, a Swedish-born ranger with the Department of Lands and Survey, lived in the house with his wife Maud from the early 1920s. By then their two children were adults. Lundius' main claim to fame was his observation of the Lake Tarawera eruption while he was surveying in the area in 1886.¹⁷² He died in 1938. Although she outlived him, Maude Lundius appears to have left the house at this time.

Margaret Hargraves was a long-standing occupant in the 1940s and 50s. George or Geoffrey Walker, a grocer, owned the house from the late 1950s. He and his wife were listed as occupants from the late 1950s to the early 1970s. In 1964, the house was converted into two flats,¹⁷³ 12a (downstairs) and 12 (upstairs). In 1981 the owners built a car deck,¹⁷⁴ and the house remains divided into two flats. The house has been rented out since the late 1980s.

This house shares a similar footprint to neighbours at 1 and 3 Kennedy Street and, like them, it is oriented towards the steps. This two-storey timber framed and clad house occupies a sloping section on the corner of the Kennedy Street steps and Shannon Street. Rectangular in plan, it has a corrugated iron clad, hipped roof. There is a double-height bay window on the south side of the main elevation. The wall and windows to the north have been significantly altered, partly to create separate access to the ground floor flat. The cladding is rusticated weatherboards. There is a narrow balcony on the first floor. There is another entrance on the Shannon Street elevation, with car deck behind the house on its north elevation.

¹⁷¹ *New Zealand Times*, 7 September 1907, p.1

¹⁷² *Evening Post*, 22 February 1938, p.11

¹⁷³ 00058:339:C14567, 12 Shannon Street, convert dwelling to 2 flats, Builder: FL Jeffries & Co Ltd. Application value: £1100, 30 Apr 1964, WCA

¹⁷⁴ 00058:1327:C55871, 12 Shannon Street, car deck, owner: RW Walker, builder: owner, application value: \$2000, 30-Mar-81, WCA



17 Shannon Street



Image: 17 Shannon Street, M. Kelly 2017.

Built: c.1901

Architect / Builder: Thomas J. McCarthy

Title number: WN28C/944

Legal description: Part Lot 26 DP 123

This was one of many houses rebuilt after the Mount Victoria fire of 1901 destroyed houses on Hawker and Shannon Streets. The owner was Thomas J McCarthy, a builder who designed and built the house. The footprint of his house was considerably larger than the pre-fire dwelling, so McCarthy was clearly not replicating the previous building. He took the opportunity on a narrow site to build to three storeys, which made his house the highest in the street and probably the highest in Mount Victoria. The views were, as they are now, commanding.

McCarthy was living in Shannon Street prior to the fire, so it is assumed he lost his house to the fire. However, he was not listed in local newspapers of the time as the owner of a house that was destroyed in the fire.¹⁷⁵ Regardless, McCarthy jumped the gun on construction and was taken to court by the WCC.

The Surveyor took action against Thomas McCarthy for having commenced to erect a house in Shannon Street, without having first obtained a permit, and also for having failed to construct the house on a solid foundation. Mr Martin, who conducted the case for the Corporation, stated the Council was prepared to adjourn the case for three weeks, and if the defendant complied with the by-laws

¹⁷⁵ *New Zealand Times*, 31 May 1901, p.7



by that time, no further notion would be taken. The Bench granted the adjournment.¹⁷⁶

The permit records show an amended plan so this may have been produced in response to the council's concerns.¹⁷⁷ The McCarthys did not stay long in their new house and soon decamped to Thorndon. The house was rented out regularly during the 1910s and 20s and for a period was divided into two flats. The owner during much of this period was Charlotte (or Charlotta) Treadwell, who lived in one part of the house and rented the other out. She passed away in 1929.¹⁷⁸

The house remained divided into two flats in the period that followed. There was a regular turnover of occupants, although Mona Walker spent over 20 years in the house (17a) from the late 1930s to the 1950s. James Warrington, a printer, was an owner and occupant in the 1960s and 70s.¹⁷⁹ The house was returned to a single dwelling, possibly in 1988. New owners¹⁸⁰ upgraded the house and its facilities in the period 2006-2008, including the removal of a chimney.

Built on a steep and difficult site, this house exemplifies the unrestrained approach to housebuilding in Wellington. To make the most of the property, which is half of an original section, Thomas McCarthy designed and built a narrow house on three levels. The sloping site was excavated to allow for a small ground floor and a much longer second floor, where the living areas, kitchen and bathroom were originally located.

Using the second-floor roof as a deck, a shorter third storey—originally a bedroom, sitting room etc.—was built on top. The ground floor contained the entrance, hall, and a couple of rooms. The present arrangement of rooms is not known.

Externally, the house is largely unchanged in form and appearance. It retains its rusticated weatherboards, most of its original windows and its decorative elements, notably the mock half-timbering in the gable ends. French doors and a balcony have been added to the main elevation on the ground floor along with a late 20th century concrete block boundary wall with steps to the main entrance.

The house is a fine and highly intact example of an Edwardian villa constructed on a difficult steeply sloping site.

¹⁷⁶ *New Zealand Times*, 1 May 1902, p.2

¹⁷⁷ 4825; 17 Shannon Street, reinstatement of dwelling - 16 May 1902, WCA

¹⁷⁸ Registration no. 1929/3357, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 22 June 2017]

¹⁷⁹ *Wises New Zealand Post Office Directory, 1920-1978*

¹⁸⁰ 'Habitation Indexes', Wellington Central, 1981-2015



19 Shannon Street



Image: 19 Shannon Street, M. Kelly 2017.

Built: 1902

Architect / Builder: unknown

Title number: WN59A/318

Legal description: Lot 1 Deposited Plan 91157

This house was built for Francis (Frank) Lerwill, a joiner, in 1902. It is not clear if this was a reinstatement of a house following the destructive Mount Victoria fire on 30 May 1901. Contemporary newspaper reports suggested that Lerwill's house was saved from the fire and only suffered minor damage. The house occupied by his brother John, who also lived in the street, fully escaped damage. Both Lerwill brothers were living in the street after the fire (at no.s 21 and 23) so this may have been a reinstatement on behalf of someone else.

The new house was designed by Frank Lerwill himself and presumably he was also responsible for its construction.¹⁸¹ It was built on an elevated site, but well back from the road. As stated above, given their street address was no. 21, it is entirely possible that the Lerwills (Frank and wife Grace) never lived in the house. The first known occupant was William Mountjoy, also a joiner, in 1910. The house changed hands many times over the next few decades.¹⁸² There was a major change with the conversion of the basement area into a living space; when this

¹⁸¹ 39969; 19 Shannon Street – 1902, WCA

¹⁸² *Wises New Zealand Post Office Directory*, 1910-41



was undertaken is not certain, but it was there by 1947.¹⁸³ Ray Henton, a waiter, was a long-standing occupant from the 1950s to the 70s.¹⁸⁴

About 1978 new owners bought the house and in 1981 undertook internal alterations, removing a fireplace, installing a new kitchen, upgrading the bathroom and installing new glazed rear doors.¹⁸⁵ The house has appeared infrequently in directories in recent years. The house had further additions and alterations in 2001. This was most likely when additions to the rear of the house were removed, and a covered way and outbuilding added to the back yard of the property. At some point, the double-hung sash windows on the front elevation were removed and replaced by large, single-pane windows.

This house is confined to a narrow strip of land, two storeys high. It is situated some distance above the road and the slope it sits on means that the ground floor is shorter in length than the first floor. The house is accessed via a set of steps from the edge of the property and is rectangular in plan with a square bay at the front. What were formerly two double-hung sash windows have been replaced by two large, fixed panes separated by a transom. There is another picture window beneath to light the ground floor space. The weatherboards are rusticated, and the hipped roof has corrugated steel cladding. There are few windows on the north elevation, which is understandable given the height of the house next door. What appears to be a covered walkway leads from the rear of the house to a gabled outbuilding (presumably a sleep out) at the rear of the property.

¹⁸³ See image WA-07185-F, ATL

¹⁸⁴ *Wises New Zealand Post Office Directory*, 1941-78

¹⁸⁵ C57424; 19 Shannon Street, dwelling adds and alts - 23 Oct 1981, WCA



21 Shannon Street



Image: 21 Shannon Street, M. Kelly 2017.

Built: unknown – pre-1901

Architect / Builder: unknown

Title number: 10152

Legal description: Lot 2 Deposited Plan 302600

This house predates the May 1901 fire on Mount Victoria. This fits the evidence that it was then occupied by Frank Lerwill, a joiner for the Union Steamship Company, whose house escaped major damage. When it was built is not known but the house adjoining (no.23) was built in 1897 and had exactly the same footprint (just the roof detailing was different), so that might be a guide. The efforts to save the house were described in a newspaper report.

With the assistance of several outsiders, nearly every article was removed from the residence of Mr John Lerwill, which was one of the three houses left standing in Shannon Street. While this work was going on, no one thought the house would escape. But by the pluck and perseverance of the fire brigadesmen, both it and the adjoining residence, that of Mr Frank Lerwill, were saved, although they suffered somewhat at the hands of energetic salvors, who also knocked down the fences in order to facilitate their efforts.

Frank Lerwill, who also built no.23, occupied the house together with his wife Grace and two children. During this time the verandah was infilled. Frank suffered an untimely death in 1910 at the age of 43. Grace Lerwill remained in the house until her death in 1957. Her brother-in-law John and his family lived alongside for much of that period. She eventually outlived her husband by 42 years.



The most obvious changes to the house were the conversion of the basement area into living spaces and the construction of an extension to the ground floor of the gable and the construction of a deck above (both dates unknown, but almost post-World War II). This deck, formerly square, was rebuilt in more of a faceted semi-circular shape in 2001-02, after another addition was made to the extension.

Sited high on a platform above Shannon Street, the pre-1900 core of this now double-storey house is still very much intact. In plan it consists of an L-shaped form with a gable to the south and another, broader gable at right-angles facing north. There is a bay window in front of the gable and a verandah (now infilled) alongside that. There is another undated addition to the rear of the house plus an original pitched extension to the south-east. The basement has also been converted into living space, but it is difficult to see how this has been undertaken from the street. The house has a corrugated steel roof and rusticated weatherboards.

23 Shannon Street



Image: 23 Shannon Street, M. Kelly 2017.

Built: 1897

Architect / Builder: unknown

Title number: WN79/228

Legal description: Lot 28 Deposited Plan 123

This house was built in 1897 and therefore predates the May 1901 fire on Mount Victoria. Its occupant at the time of the fire was carpenter John Lerwill. The efforts to save the house were described in a newspaper report:

With the assistance of several outsiders, nearly every article was removed from the residence of Mr John Lerwill, which was one of the three houses left standing



in Shannon Street. While this work was going on, no one thought the house would escape. But by the pluck and perseverance of the fire brigadesmen, both it and the adjoining residence, that of Mr Frank Lerwill, were saved, although they suffered somewhat at the hands of energetic salvors, who also knocked down the fences in order to facilitate their efforts.

The house was built for his brother Frank Lerwill, who lived at 21 Shannon Street. This suggests that either the house was built by Frank for his brother, or he built it and then built no.23 for himself. The houses originally had identical footprints – just the roof detailing was different. John Lerwill, together with his wife Mary and two children, was the occupant and owner of the house for a long period. Early in the house's history (by 1907) the basement was turned into living space utilising the same architectural detailing (including an extension of the bay window) as the rest of the house. The verandah was also infilled.

In 1915 John Lerwill changed careers and became a public health inspector in Upper Hutt.¹⁸⁶ It is assumed that he commuted because the Lerwills remained listed as living at Shannon Street for a while, although they did eventually move to Lower Hutt. (Street directories suggest a date of the mid-1930s but they were already living in Lower Hutt by then. Mary Lerwill died at their home in the Hutt in 1935.¹⁸⁷) The Lerwills installed a new window in the house in 1932 (this may have been the addition to the infilled verandah) and built a garage in 1937.¹⁸⁸

Later occupants of some duration included Jessie McWhinnie, from the mid-1940s to the late 1950s, Ernest Sharp, who converted the house into two flats in 1961, and Patricia Smith, who lived in the house in the 1970s.¹⁸⁹

Like its neighbour at no.21, this two-storey house is located on a platform above Shannon Street and consists of an L-shaped form with one hipped gable on the south side of the house and another, broader hipped gable at right-angles facing north. There is a double-height bay window with double-hung sash windows to the south and an infilled verandah alongside that. An extension to this verandah projects forward of the line of the bay window. A decorative band of shingles between the floors is extended to the bay window. There is another undated addition to the rear of the house plus an original pitched extension to the south-east. The house has a corrugated steel roof and rusticated weatherboards. There is a garage set at an oblique angle at the foot of the property.

¹⁸⁶ *Hutt Valley Independent*, 9 October 1915, p.4

¹⁸⁷ *Horowhenua Chronicle*, 26 August 1935, p.4

¹⁸⁸ 00056:127:B11517; 23 Shannon Street, erect new window, 08 Mar 1932 & 00056:187:B16389; 23 Shannon Street, garage, 03 Apr 1937, WCA

¹⁸⁹ *Wises New Zealand Post Office Directory*, 1951-78



The house is a good example of a two-storey Victorian villa with some pleasant early (1930s) alterations to the street-facing elevations.

25 Shannon Street



Image: 25 Shannon Street, M. Kelly 2017.

Built: 1902

Architect / Builder: Francis Penty / W.J. Fossette.

Title number: WN117/155

Legal description: Lot 7 Deposited Plan 1227

Architect Francis Penty designed this house, which was built in 1902 for Robert Darroch, a schoolteacher. The builder was W J Fossette and the estimated cost £842.¹⁹⁰ Darroch was a principal of several schools, secretary of the Navy League and an aspirant politician. Most of his career took place after he left no.25. He may well have moved from there to 1 Kennedy Street a short distance away. William Watson, a builder and building owner, took over the house and was an owner and occupant until the late 1920s.¹⁹¹

There was a regular turnover of occupants until the arrival of the Woodcock family. Bernard and Florence Woodcock and their children, including Les and Iris, owned and occupied the house for many years from the early 1930s. One son, Roy, died during World War II.¹⁹² Iris Woodcock married Frank (later Sir Frank) Kitts (1912-1979), later Mayor of Wellington. In 1956, Florence Woodcock turned

¹⁹⁰ 4647; 25 Shannon Street, dwelling - 13 Jan 1902, WCA

¹⁹¹ *Wises New Zealand Post Office Directory*, 1910-1929

¹⁹² www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C21225 [retrieved 22 June 2017]



the house into two flats.¹⁹³ Frank and Iris Kitts moved into no.25a and the rest of the house was occupied by various members of the Woodcock family.¹⁹⁴ Kitts was at that stage both the Member of Parliament for Wellington Central and the Mayor of Wellington. He was an MP between 1954 and 1960 and Mayor of Wellington from 1956 to 1974. He remains Wellington's longest serving mayor.

Sir Frank died in 1979. Lady Kitts stayed on in the house until her own death in 1984. Thereafter one of the occupants took over the whole house. A garage was built beneath the house in 2017.

The house is a fine and a substantially intact example of a two-storey Victorian villa.

27 Shannon Street



Image: 27 Shannon Street, M. Kelly 2016.

Built: 1905

Architect / Builder: unknown

Title number: WN137/170

Legal description: Lot 8 Deposited Plan 1248

This house was built in 1905 for George Hemmingway and his wife Jessie. The architect is not known. The estimated cost of the house was £600.¹⁹⁵ Little is known about the Hemingways. If they lived in their house, it was not for long.

By 1910, in an arrangement that makes it seem as if the house had been turned into a boarding house, there were three listed occupants—Albert Leggart, George

¹⁹³ 00056:531:B39335; 25 Shannon Street, conversion of dwelling to two flats, 06 Mar 1956, WCA

¹⁹⁴ *Wises New Zealand Post Office Directory*, 1951-78

¹⁹⁵ 6166; Shannon Street [27 Shannon Street], dwelling - 22 Sep 1904, WCA



Peake, an accountant, and Elizabeth Forbes, described as a settler. The house still had multiple occupants when Thomas Johnstone, a chemist, and his family, began occupancy in the mid-1910s,¹⁹⁶ having already lived at 12 Shannon Street for a period. Johnstone began his business life in Dunedin, moved to Wellington in 1906 and opened his shop on the corner of Willis and Manners Street.¹⁹⁷ He and his wife Alice had four children before they moved to Wellington. Eventually, the Johnstones were the only occupants of the house. Thomas Johnstone died in 1924 and Alice Johnstone stayed on in the family house until just before her own death in 1941.¹⁹⁸ At some point during the 1920s, the house's front elevation was changed from a quite ornately decorated arrangement of square bay windows with verandahs between (on both floors) to double-height bow windows with casements and fanlights.

The house may have been reinstated as a single dwelling by the Johnstones but it was divided into two flats over the following decades. Two long-standing occupants were William Merson, a store hand, (27a) and E B Watts, a clerk. The former occupied the house for nearly 30 years, until the early 1960s.¹⁹⁹ It is not known if they shared their accommodation with families. The house was re-piled in 1990 and a retaining wall built,²⁰⁰ and the house has largely been rented out since then.

This house is largely rectangular in plan although it does have a return on the south elevation that adds some complexity to its arrangement. This would appear to have been designed to make the most of the section, which is very narrow at the front so as to allow no.29 to have legal access to the end of Shannon Street.

As a result, the hipped roof also has a relatively complicated form. The house has an intriguing front elevation. The replacement of the window arrangement, in full, at some point in the 1920s altered the appearance of the house quite dramatically. The bow windows dominate the façade. There is a narrow square oriel window on the north elevation. In most respects the house appears to have changed relatively little. The rusticated weatherboards are all intact and there are no visible additions.

The house is a notable example of an Edwardian two-storey house that was altered in the 1920s with a well-considered arrangement of casement windows.

¹⁹⁶ *Wises New Zealand Post Office Directory, 1902-1916*

¹⁹⁷ *New Zealand Times*, 7 September 1907, p.1

¹⁹⁸ *Evening Post*, 17 November 1941, p.1

¹⁹⁹ *Wises New Zealand Post Office Directory, 1902-1916*

²⁰⁰ 00059:378:E19908; 27 Shannon Street, repile, 1990 & 00059:400:E20655; 27 Shannon Street, retaining wall, 1990, WCA



29 Shannon Street



Image (left): F & W Ferkins' plan of the front elevation of 29 Shannon Street, 1903. (5285, WCA.

Image (right): 29 Shannon Street, M. Kelly, 2016.

Built: 1903

Architect / Builder: F & W. Ferkins

Title number: WN124/198

Legal description: Lot 9 Deposited Plan 1248

F & W Ferkins, self-described as 'builders and financiers', designed and built this house for H A Smith in 1903.²⁰¹ He may be the same H A Smith, an electrician and owner of an eponymous electrical supply business, in 1903. He was not in the house for long. The newly married Howard and Alice Reid bought the house about 1905. Alice Reid (née Hennah) was a niece of Premier Richard Seddon and when the couple married at Old St Paul's in 1905, the Premier was in attendance.²⁰² It was something of a society wedding. The couple had two children. Together with his brother Walter, Howard Reid was a director of Reid and Reid, who were, among other things, land and wholesale agents, but seem to have been involved in a range of commercial activities.

The Reids sold their property about 1920 to Robert Atkinson, a clerk. He may have been married to Ruby Young (in 1908),²⁰³ but it is not absolutely certain. They had one son. No other information on the Atkinsons is known. Ruby Pemberton occupied the house until from the mid-1940s to the early 1950s.

²⁰¹ 5285; Shannon Street [29 Shannon Street], dwelling - 17 Feb 1903, WCA

²⁰² *Evening Post*, 12 August 1905, p.15

²⁰³ Registration no. 1908/957, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 22 June 2017]



Catherine Eichelbaum (1926-2017), a cousin of former Chief Justice Thomas Eichelbaum, was not long returned from overseas when she bought the house with money she was left by her mother. The purchase cost £2000.

...people told her she was mad. Cath ignored them, went to carpentry classes, lined the walls and built all the cupboards in the large kitchen/dining area. They are still there today.²⁰⁴

There were unspecified alterations made by Catherine Eichelbaum in 1955. This may have been when the verandah was replaced and / or the conversion of the basement into accommodation was undertaken. Catherine Eichelbaum was deeply involved in the campaign for equal pay in the public service, which was finally enacted in 1960, and later in anti-Vietnam War protests. She married trade unionist Pat Kelly (1929-2004) and 29 Shannon Street became the family home. The Kellys had two children, Max and Helen (1964-2016). The latter went on to become, like her father, one of Aotearoa New Zealand's best known trade unionists, culminating in her election as head of the Combined Trade Unions in 2007.

Originally a single-storey villa, this house appears to have living areas beneath the verandah, so can probably be more accurately described as two-storey. Asymmetrical, and rectangular in plan, the house has a corner bay and another square bay, with a gable²⁰⁵ above, separated by a verandah that shelters the main entrance. This verandah was originally much smaller and had elegantly turned timber posts and fretwork. The present verandah has steel posts and a flat roof. A window has been formed in the wall between the corner bay and the main entrance. The weatherboards are rusticated and the roof is corrugated steel. There is a small lean-to at the rear but this was original to the house. With the exception of the extended verandah and some of the windows, the house is not greatly altered externally.

²⁰⁴ Goodman, Anne, 'Cath Kelly, A Woman of Purpose', <https://payequity.wordpress.com/2017/03/30/cath-kelly-a-woman-of-purpose/> [retrieved 26 June 2017]

²⁰⁵ A small ornamental gable over a buttress or similar feature.



31 Shannon Street

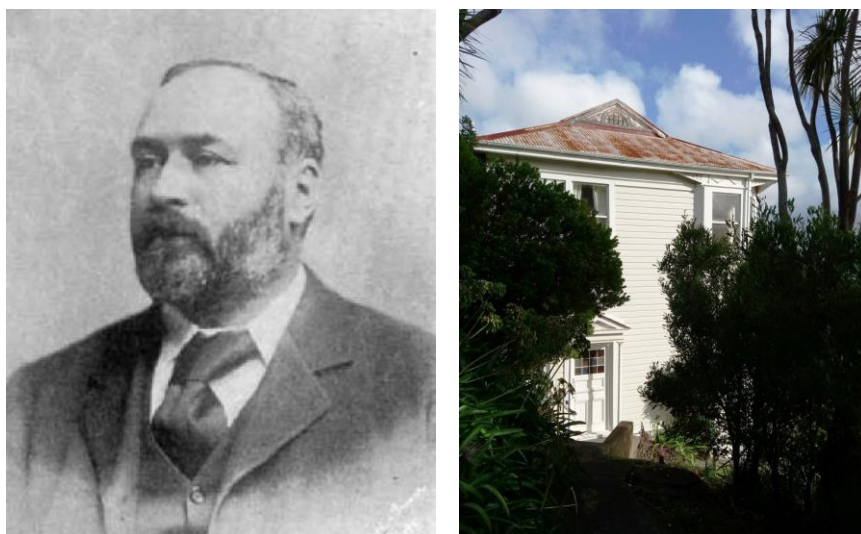


Image (left): William Anderson in the early 1900s. (Cyclopedia of New Zealand)

Image (right): 31 Shannon Street, M. Kelly 2017.

Built: 1907

Architect / Builder: H. Victor Griffiths / Alexander Arthur Reynell

Title number: 346724

Legal description: Lot 6 Deposited Plan 1248 and Lot 2

This house was built in 1907 for Alexander Arthur Reynell (1864-1927), a Canadian-born contractor. The plans were signed by H Victor Griffiths, a draughtsman.²⁰⁶ Reynell, by then 53, almost certainly undertook the construction himself, most likely with some of his own employees. As part of the work, excavations were required, with some of the material being placed behind a retaining wall and the remainder 'wheeled to the front to form a terrace in front of the residence.'²⁰⁷ An attic was shown in the original plans but then crossed out. It does not appear to have been built. Neither was an elaborate corner turret, perhaps for reasons of cost.

Reynell was born in Vancouver but came to Aotearoa New Zealand as a child with his parents. He was working as a contractor in the upper North Island at a young age. He was bankrupted at the age of 21, the first of a number of setbacks and legal scraps that were a feature of his business career. Reynell then became a grocer, but in 1887, after his business burned down there were suspicions that

²⁰⁶ 7703; 31 Shannon Street, dwelling - 15 Jul 1907, Wellington City Archives (WCA)

²⁰⁷ Ibid.



he had started the fire to get the insurance payout.²⁰⁸ He was exonerated and received his insurance. That same year he married Annie Bowman. They had one child, Carew, named after Reynell's father. The Reynells moved frequently. After a stint in Helensville, they fetched up in Feilding in the mid-1890s where Alexander took up competitive cycling, with mixed success. The family returned to Auckland in 1896 and then appeared in New Plymouth in the early 1900s. By 1903, they had moved to Wellington where Alexander and his brother Edward set up a construction business together. They were soon securing reasonably significant contracts. In 1910, Reynell was unsuccessfully sued for breach of contract²⁰⁹ and then in 1911, a private case was taken against Reynell by the iron foundry owner William Cable seeking £1,000 for 'alleged bodily harm'.²¹⁰ The matter was held over for a year and, perhaps prompted by the impending suit, the Reynells moved again, this time to Australia.²¹¹ They never returned.²¹²

The Reynells were living in Brougham Street before their house was finished, but they barely lived at 31 Shannon Street. Not much more than a year after the family moved in, Reynell sold the house and they moved to Coromandel Street. The new owner was William Anderson (1854-1931), a senior civil servant. Anderson was born in Northern Ireland and educated at Queen's College, from where he graduated a Doctor of Laws after an outstanding academic career.

He taught in Northern Ireland then Queensland before taking up the position of Inspector of Schools in South Canterbury in 1884. In 1886, he took over a comparable position in North Canterbury.²¹³ In 1906, he was appointed Assistant Inspector-General of Schools and moved to Wellington. In 1915, he was appointed Director of Education, a role made even more challenging because of the great shortage of teachers during World War I. He retired in 1921. He was a member of the University Senate of New Zealand from 1915 to 1927 and at the time of his death he was the director of the New Zealand Investment and Mortgage Company. He married May Cuddon in 1905 (he was 51 by then) and they had three children. An earlier marriage to a woman in Queensland ended

²⁰⁸ *New Zealand Herald*, 23 November 1887 p.6

²⁰⁹ *Evening Post*, 23 September 1910, p.2

²¹⁰ *Evening Post*, 19 May 1911, p.7

²¹¹ In 1915, Reynell wrote a letter to the *Dominion* complaining about the difficulties involved in leaving Australia temporarily. It was the first recorded indication that he and his family had left New Zealand, although it seems highly likely that they left earlier. (*Dominion*, 9 December 1915, p.6)

²¹² The Reynells and their son died in Australia. See Alexander Arthur Reynell genealogical record at <http://www.clanmacfarlanegenealogy.info/genealogy/TNGWebsite/getperson.php?personID=145002&tree=UL> [retrieved on 11 February 2017]

²¹³ Cyclopedia Company Limited 1903, *The Cyclopedia of New Zealand [Canterbury Provincial District]*, Cyclopedia Company, Limited, Wellington pp.172-173



with her premature death.²¹⁴ May Anderson inherited the house and remained an occupant until 1936, when she sold it to Alfred Collins, a banker.

Collins and his wife Florence (they married in 1928) do not appear to have had any children. When World War II broke out, Collins, although by then in his early 40s, enlisted as a private in the 25 Infantry Battalion. He fought in North Africa but died as a result of an accident in 1941 and was buried in the Cairo War Memorial Cemetery.²¹⁵ His widow remained in the house.

In 1950, the house was sold to land agent Robert Jenson, who, on the very same day, on-sold the house to company director Kenneth Carter and his wife Elizabeth. Then, in the same year, the house was again sold, this time to Mary Fisher, a widow. When she died three years later, the house was inherited, and occupied, by her daughter Sylvia Curtis. She remained in the house for most of the next 28 years. Towards the end of her tenure, a flat (no.31a) was listed at the same address. There is no record of any alterations to the dwelling to form a flat.

New owners bought the house in 1981, and in 2000-01 an addition was made to the rear, south-east elevation. Designed by Architecture Workshop, it consisted of double-height structure containing a bedroom, dressing room and study above a bathroom and laundry and included a new entrance to the house. It also required the demolition of the existing south-east wall including the fireplace and chimney and the demolition of some internal walls and some new internal joinery. The work was estimated to cost \$120,000.²¹⁶ An amendment in 2001 saw steel posts and beams and a glass block wall all replaced in timber.²¹⁷

This ornate, two-storey Italianate villa was clearly purpose-designed for its location. The house fans across the sloping site, providing a variety of views of the city. It is W-shaped with a central core and three projecting wings, oriented towards Te Aro and the edge of the harbour. Balconies on both floors stretch between the central and southern wings. There is another gable at the southern corner of the house, alongside a thoroughly modern two-storey addition to the rear (deliberately intended to be read as new). This addition is very difficult to see from most nearby locations.

The house is built against the slope, which reduces the size of the ground floor relative to the first floor. As a result, the house's functions were originally arranged across both floors, with the dining room, kitchen and living room, plus

²¹⁴ *The Cyclopedia of New Zealand [Canterbury Provincial District]*, pp.173

²¹⁵ Auckland War Memorial Museum On-line Cenotaph – Alfred Keith Collins, www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C22358 [retrieved 12 February 2017]

²¹⁶ 60832; 31 Shannon Street, dwelling additions and alterations – 2000, WCA

²¹⁷ 74193; 31 Shannon Street, residential alteration – 2001, WCA



one bedroom, all on the first floor and the washhouse, a study and another bedroom on the ground floor. The present arrangement of the house's interior is not known.

The treatment of the main façades is highly decorative, with carved panels below the gable apexes and scalloped gable infill behind, scrolled eave brackets, moulded piers on the facings between windows and some lightly applied half timbering on walls. The main entrance is richly detailed, as are the verandahs. Three elaborately corbelled chimneys festoon the roof. The external walls have rusticated weatherboards, while the windows are a mixture of casements and double-hung sashes, with fanlights above.

Vogel Street

1 Vogel Street



Image: 1 Vogel Street, M. Kelly 2016.



This house appears to have been demolished in c.2019



Built: 1884

Architect / Builder: unknown

Title number: 872410

Legal description: Lot 1 Deposited Plan 529927

This house was built for John Walsh in 1884, the year that rates were first paid on the house. Charles Brodie was paying rates on the house very shortly afterwards, so it is also possible that it was built for him.²¹⁸ John Welch or Welsh was listed in street directories as living in Hawker Street at this time.²¹⁹ Brodie was the owner for the first three years before he sold it to Walter King, who also paid rates on 5 Vogel Street. King also features in street directories in the early 1890s.²²⁰

In 1895, the first known change came when the owner, Mr Palmer, enlarged the cottage on its south side and built a new hipped roof to cover over the addition.²²¹ Previously a lean-to was wrapped around the south-east corner. This left the house asymmetrical on its main elevation, with the main entrance to the left of the middle of that façade. The work was attributed to 'Mr Crichton',²²² presumably architect William Crichton, whose most productive partnership was with James McKay, in the early 20th century.

The aforementioned Mr Palmer was almost certainly William Palmer, who owned the house for a number of decades, but did not live in it initially. The first occupant identified with certainty was Fred Summers, a bootmaker, in 1913.²²³ Palmer was living in the house by 1916,²²⁴ together with his wife Thirza (née Knight) who he married in 1883 and their daughter, also Thirza. In fact, the Palmers had two daughters called Thirza (one only survived four days).²²⁵ Thirza Palmer (mother) died in 1918.

In the 1920s, the Palmers added a verandah to the front of the house, which was enclosed on the south side, possibly from the time of its construction. At the same time, a row of windows (casement and fanlight) were added to the south elevation, partly to replace existing double-hung sash windows.²²⁶ The additions

²¹⁸ Wellington City Council Te Aro Ward, Rate Book 1884-85, WCA

²¹⁹ *Wises New Zealand Post Office Directory*, 1881-1894

²²⁰ *Ibid.*

²²¹ 1049; Vogel Street [1 Vogel Street], addition to dwelling - 04 Feb 1895, WCA

²²² *Ibid.*

²²³ *Wises New Zealand Post Office Directory*, 1913

²²⁴ *New Zealand Times*, 2 September 1916, p.2

²²⁵ Registration no. 1884/2579, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 26 June 2017]

²²⁶ See image 1-2-130243-F, 1920s, ATL



were clad in rusticated weatherboarding to match the existing. William Palmer died in 1927,²²⁷ and his daughter inherited the house and remained living there for the next 43 years until her own death in 1970.

The house is a mostly single-storey dwelling with partly enclosed front verandah that extends around the north side. There are rusticated weatherboards and a series of casement windows on at least three of the elevations. The roof is hipped and clad with corrugated steel. The house has a driveway running in front of the main elevation.

It appears to have been demolished in c.2019.

5 Vogel Street



Image (left): 5 Vogel Street, front (west) elevation. M. Kelly 2016/2017.

Image (right): 5 Vogel Street, south elevation. M. Kelly 2016/2017.

Built: 1889

Architect / Builder: unknown

Title number: WN27C/703

Legal description: Lot 13 Deposited Plan 44 and Part Section 400 City of Wellington

This house was built in 1889. The land the house sits on was owned by Charles Roberts,²²⁸ partner in the Clyde Quay boat building firm of Paul and Roberts, but he was paying rates on land and dwellings in Town Acre 400, not 399, where this house is located. In January 1889 Charles Roberts asked the Wellington City Council to extend drainage up Vogel Street to 'two cottages in course of

²²⁷ *Evening Post*, 24 November 1927, p.1

²²⁸ CT WN32/177, LINZ



erection'.²²⁹ Rate books appear to show that Walter King (also the owner of 1 Vogel Street for a short period) was paying rates for this property and dwelling.²³⁰ (Another possibility is that the rate books were wrongly identifying town acres.)

Interestingly, this house was built as a semi-detached structure and clearly intended to be let, in part at least. Identifying early occupants is not straightforward as street directories don't include street numbers. Charles Roberts is listed as an occupant of Vogel Street in 1895 and again in 1902. Charles Trott was an occupant thereafter, and by 1916, the house was listed in two parts—5 and 5a, with Gertrude Knight in 5 and Charles Trott in 5a.²³¹ Roberts died in 1913 and by 1917 the house was, in part, owned by the McKeegan family, who retained their interest in the house for the next 50 years.

Sidney Murray, a marine engineer, took over no.5 during the 1920s (he also held a mortgage over the house), while there was a regular turnover of tenants in no.5a. Then Kathleen Green took over no.5 and William Budd a journalist, occupied 5a. They were remarkably long-standing tenants. William Budd last until 1950 and Kathleen Green did not leave until after 1962.²³² Until the 1960s, no-one listed as an owner on the relevant certificate of title, with the possible exception of Charles Robert, lived at the address. It was clearly regarded as an investment property.

In 1963, Hugh Bell, an RNZAF officer, and his wife Catherine bought the house. They also occupied the house, although not necessarily in the same half. Hugh Bell's share of the house was passed to Catherine Bell in 1968 and she remained the owner and occupant of no.5 until 1977, when she sold it to new owners.²³³ During her tenure, there was an adjustment to the northern boundary and land was acquired from no.8 Doctor's Common, presumably to address an historical anomaly about the occupation of the respective properties. The house has remained mostly tenanted ever since.

No original or later plans of the house have been located and there are no records of changes to the house. It has clearly undergone some early external changes; an extension to the end of the verandah of no.5 (in place by 1907) and a casement/fanlight window added to the west elevation of 5a are examples of that. It is assumed the house has been upgraded internally too.

Long and narrow, this house itself is a semi-detached dwelling built across the slope of Town Acre 399. There is a verandah on the ground floor across both

²²⁹ 00233:22:19889/155, 5 Vogel St, 1889, WCA

²³⁰ Wellington City Council Te Aro Ward, Rate Book 1889-90, WCA

²³¹ *Wises New Zealand Post Office Directory*, 1895-1916

²³² *Ibid.* 1916-1967

²³³ CT WN101/273, LINZ



elevations, with lean-tos on either end. The main roof is pitched and clad in corrugated iron. The building was originally symmetrical; a pitched roof extension to the south end, facing west, means that's no longer so. There are six double-hung segmental arched sash windows on the upper floor and more on the ground floor, along with the lone casement and fanlight arrangement and the two entrances, both of which have segmental arched mouldings above. These add much to the house's distinctive appearance.

The house is located in a relatively prominent location and is visible from Roxburgh Street. It is a fine example of a Victorian house and is substantially intact.

7 & 7a Vogel Street



Image: No.7, left, with 7A, right. M. Kelly, 2016.



Image (left): John Daniel's plan from 1896 showing the additions to no.7, with the footprints of 7a and 9 Vogel Street also shown. (2532, WCA)

Image (right): 7 and 7a with the distinctive split, 1910. (1-1-022832-G, ATL)

Built: 1878

Architect / Builder: unknown

Title number: WN23D/257



Legal description: Part Lot 14-15 Deposited Plan 44 and Part Section 400 City of Wellington

The evolution of this house is a complicated and confusing one. There are two distinct houses (7 and 7a), but they appear to be part of what was once a single dwelling. Even more confusingly, the houses sit on Town Acre 400 and close to Doctor's Common but their address is Vogel Street.

This house was built on Town Acre 400 about 1878. The house is not pictured in an image taken in 1877 but by 1878 there were six houses on Town Acre 400²³⁴ and this was one of them. However, it is difficult to identify the original owner. It may have been Charles Roberts, who also owned the land that 5 Vogel Street was built on a decade later.

The appearance of the house in an 1882 image shows a house not dissimilar to that visible today, with the exception of the physical separation in the middle and addition of the north gable and an extension to the middle portion on the west side of the house. Just when the separation took place is not clear – it wasn't there in 1892 – but in 1896, the owner, Union Steam Ship company repair superintendent John Daniel, built an extension to the north side of the house and the plan prepared shows that a fence separated the two parts of the house. Daniel kept an existing dining room and added two bedrooms, a parlour, kitchen and ablutions area.²³⁵ Daniel did not live at no.7 consistently.

The first recorded occupant of the house was Ralph Millman, a joiner, in 1913. The division in the house is first identified in street directories later that decade, with no.7 to the north and no.7a to the south. Charles Devery, a carpenter, was an occupant of no.7a for some period, but by and large the turnover of occupants was frequent. By 1924 Daniel was back living at no.7²³⁶ but, by then an old man, he died that year.²³⁷ In 1929, when the property was sold, it was described as following:

Erected thereon are two 1 dwelling houses, containing four rooms and a bathroom, and four rooms, kitchen-washhouse and bathroom respectively, being Nos. 7a and 7, Vogel Street Wellington.²³⁸

Clyde Preston, a driver (no.7a), and Alfred Coddle, a presser (no.7), lived there (presumably with their families) during the 1940s and 50s. They were followed by the Ringiao family—Totu and Nooroa and their families—who occupied both

²³⁴ Wellington City Council Te Aro Ward, Rate Book 1878-79, WCA

²³⁵ 1476; Doctor's Common [7 Doctor's Common], dwelling - 30 Jan 1896, WCA

²³⁶ *Wises New Zealand Post Office Directory*, 1895-1924

²³⁷ *Evening Post*, 17 July 1924, p.1

²³⁸ *Evening Post*, 4 June 1929, p.16



houses. The Ringiao family may have been of Cook Island ancestry. During their tenure, there were extensions to no.7a.²³⁹

From above, the houses appear to be one dwelling sliced in two. The pitch of the roof and the footprint match identically. This equivalence is not as obvious on the ground, with fences and extensions making it difficult to view the houses properly and understand their evolution.

The houses have matching spines—a gable running east-west abutted by another running north-south. Around these are various additions, low pitched extensions on both the east and west sides of both houses, plus a smaller pitched roof addition to the south-east corner of no.7a. The houses have corrugated iron clad roofs and rusticated weatherboards. The windows are a mixture of various periods, from double-hung sashes to single lights.

9 Vogel Street



Image: 9 Vogel Street, M. Kelly 2016.

Built: c.1889

Architect / Builder: unknown

Title number: WN50C/171

Legal description: Lot 1 Deposited Plan 61839

This house was built between 1889 and 1891; it does not feature in an image taken in 1888 but it is shown on the 1892 Ward Map.²⁴⁰ The identity of the original

²³⁹ 00058:496:C21382, Unit A, 7/7A Vogel Street, dwelling alterations, 06 Mar 1967, WCA

²⁴⁰ See 1-2-004074-G, 1888, ATL and Ward Map Sheet 052 [P32], WCA



owner is not clear from rate books but, by 1896, the owner was John Daniel. That year he made changes to no.7 Vogel Street, which he also owned.²⁴¹ He is listed as living in Vogel Street, but in which house is not certain.

The first occupant identified with certainty was Margaret Beaumont, in 1916. A year earlier, two rooms in the house were advertised for let, so the house almost certainly had multiple occupants by this time. Margaret Beaumont, whose son died of pneumonia while on active service during World War I,²⁴² was the owner and occupant of the house for the next two decades. She appears to have run some sort of boarding house and the house was irregularly advertised as such. The house contents were sold in 1939.²⁴³

Joseph Hunter, a foundry employee, occupied the house during the 1940s and 50s and he was followed by Edward Hall, a storekeeper, and his wife Nola.²⁴⁴ At some point the entrance porch on the south side of the house was significantly modified and the upstairs windows replaced.

In or about 1987 the house was bought by Housing New Zealand for use as community housing. In 1995, architects Bullement Fortune designed a fire systems upgrade of the first floor interior and a separate fire escape at the rear.²⁴⁵ The house was subsequently sold to a private owner, and has been let for the past three decades.

A large rectangular dwelling, this house occupies much the same footprint it always has although its appearance has been altered over time. The house has an asymmetrical main (west) façade, with two square bays on the ground floor and a row of windows on the upper floor (once double-hung sashes, now mostly single panes with fanlights on the left). There are the remains of a first floor verandah on this elevation. The roof is hipped with corrugated iron cladding. The cladding is rusticated weatherboards. At the rear is a lean-to, which is original. Attached to this is a fire escape to this floor.

²⁴¹ 1476; Doctor's Common [7 Doctor's Common], dwelling - 30 Jan 1896, WCA

²⁴² *Dominion*, 28 January 1916, p.6

²⁴³ Evening Post, 16 September 1939, p.24

²⁴⁴ 'Habitation Indexes', Wellington Central, 1981

²⁴⁵ 14855; 9 Vogel Street, dwelling additions and alterations – 1995, WCA



11 Vogel Street



Image (left): 11 Vogel Street (top) in c1910 (1-1-022832-G, ATL)

Image (right): The partly obscured house in 2017, M. Kelly.

Built: c.1903 - 1907

Architect / Builder: unknown

Title number: WN40D/927

Legal description: Part Lot 14-15 Deposited Plan 44 and Part Section 400 Town of Wellington

This house was built between 1903 and 1907; images from those years show no house on site until the latter date.²⁴⁶ The first definite occupant was James Cross, who was living in the house in 1913. The following year a fire in the house (described as single-storey in the article) caused considerable damage. The owner was named as a Mr Ray of Mangatainoka.²⁴⁷ Cross was replaced by 1920 by Ralph Millman, a joiner, who had been living in 7 Vogel Street.

A regular series of occupants followed: Herbert Somers, a bookmaker in the 1920s, Fred Cresswell, a driver, in the 1930s and early 1940s, and J W Hazlewood, a grocer in the 1950s and 60s.²⁴⁸ It is presumed that these men were mostly accompanied by families. During this period the house was owned by Martin Friedlander, who lived at Oriental Terrace and converted the house into two flats in 1955.²⁴⁹ This required splitting the top floor into two halves as there was little room on the ground floor.

The house, which sits high up on the hillside and is very difficult to see from any vantage point because of mature vegetation, has clearly been much altered.

²⁴⁶ See 1-2-001212-G and 1/1-011944-G, both ATL

²⁴⁷ *Dominion*, 16 March 1914, p.5

²⁴⁸ *Wises New Zealand Post Office Directory*, 1920-1967

²⁴⁹ B38694; 11 Vogel Street, conversion of dwelling to two flats - 20 Oct 1955, WCA



Rectangular in plan and two-storeys high on its south side, the house is oriented to Vogel Street rather than Te Aro, although its longer façade is on that side. It has a pitched roof and a gable extending forward on the east side of its main façade. This also houses the ground floor main entrance. To the immediate west of that is an infilled verandah. The visible windows have all been replaced and the cladding has been overlaid or replaced. There are lean-tos to the rear, the largest of which was original.

Comparative Analysis Summary

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

Comparable houses listed in Mount Victoria

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

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

The Doctor's Common Heritage Area includes at least 16 houses that are notable as highly intact examples of Victorian and Edwardian dwellings. These houses have physical values that compare favourably to those already scheduled as individual heritage buildings in the Wellington District Plan.

Comparable heritage areas listed in Wellington

Beyond Mount Victoria, the Wellington District Plan includes 35 heritage areas, of which three are collections of houses. These are the Aro Valley Cottages Heritage Area, a group of 'railway houses' at the Tarikākā Street Settlement Heritage Area, and a 'garden city' development at the Salisbury Garden Court Heritage Area. The Draft District Plan includes an additional eight residential heritage areas, of these five are proposed for 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 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 Mount Victoria heritage areas illustrate these themes, within the local context of history, landscape and topography, and connections between people and place.

The Aro Valley Cottages Heritage Area has the most similarities with the six proposed new inner-city residential heritage areas. It is a small collection of 12 single and two-storey houses built between 1873 and 1903 and is situated along the busy thoroughfare along lower Aro Street. The area is listed by both HNZPT and the WCC. The proposed Doctor's Common Heritage Area differs from the Aro Valley Cottages Heritage Area in that it is a much larger collection (40+ houses) and includes a wider range of examples of Victorian and Edwardian dwellings. Doctor's Common also was home to a number of notable people and has significant historic values, and the proposed heritage area has significant townscape values and can be viewed from many vantage points across Wellington.

The Doctor's Common Heritage Area has some similarities with the Salisbury Garden Court Heritage Area in one respect, both include a collection of houses built at some distance from the road and accessed by a network of paths. Salisbury Garden Court is a smaller development of 16 houses constructed following the 'Garden City' principles of residential design in the early 1930s. Doctor's Common differs from Salisbury Garden Court because it does not follow a particular planning principle and is located in the inner-city. The houses at Doctor's Common are older (1870s through to the early 20th century) and were constructed for a larger range of owners, speculators, and tenants. Doctor's Common also includes a much larger number of lanes, steps and paths set within a relatively confined area.

The unique features of the Doctor's Common Heritage Area are that it is visible from vantage points around Wellington and forms part of a picturesque backdrop to the inner harbour and Te Aro. It has significant townscape values for its unique collection of houses built along a network of 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.



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.

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.

Doctor's Common demonstrates these historic themes and patterns of development and adds a subtle variation to the wider story of Mount Victoria. Unlike many parts of the suburb, the less popular and inaccessible houses on Doctor's Common retained their working-class occupants well into the 20th century.

Overall, the Doctor's Common 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 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 Doctor's Common Heritage Area has significant heritage value for its association with people who made a contribution locally, within the Wellington Region and nationally.



People who owned or occupied the houses include: the Freyberg family, including a young Bernard Freyberg who would later receive the Victoria Cross in WWI, lead New Zealand's Expeditionary Force in WWII, and become Governor General; Journalist and writer Pat Lawlor; Wellington's longest serving Mayor, Frank Kitts; writer and columnist Rosemary McLeod; education administrator William Anderson; activist Catherine Kelly, her husband trade unionist Pat Kelly, their daughter, unionist and advocate Helen Kelly; and Jane Wrightson, chief executive of New Zealand on Air.

(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.

Unknown

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

The Doctor's Common Heritage Area is notable for its architectural qualities in the Wellington Region. The heritage area contains a range of housing and demonstrates a variety of sizes, building styles and techniques that were typical of their day. Although many have been adapted over time, there are many fine and highly intact examples of Edwardian and Victorian houses in the area.

(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.



This part of Mount Victoria is visible from vantage points around Wellington and forms part of a picturesque backdrop to the inner harbour and Te Aro. It is strongly associated the townscape of the city of Wellington.

Doctor's Common is a collection of houses built along narrow steps and paths (all in a relatively small area). There is no other comparable area in Wellington, and the heritage area has significant townscape values within the Wellington city and region.

(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 Doctor's Common Heritage Area has significant group value within the Wellington city and region. It is one of a group of heritage areas set within Mount Victoria that include Armour Avenue, Doctor's Common, Elizabeth Street, Moir Street and Porritt Avenue.

The houses within the Doctor's Common Heritage Area were generally built between the 1870s and early 1900s, and the overwhelming use of the construction materials of timber and iron give the area an obvious coherence.

Within the area, there are pockets of consistency, particularly the eight houses of McIntyre Avenue, notwithstanding the changes made to many of the dwellings, and the houses of 1-3 Kennedy Street and 10-12 Shannon Street and 54-60 Hawker Street, which were variations on the same design.

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

The setting and context of the heritage area contributes to an appreciation and understanding of its character, history, and development. The area is located on a steeply sloping land that is visible from vantage points around Wellington. It is bounded to the west by the high ground of the town belt that runs along the ridgeline of Matarangi/Tangi Te Keo/ Mount Victoria and is surrounded by the mainly Victorian and Edwardian houses of the suburb of Mount Victoria.



(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.

The area has some technological value because it demonstrates a range of construction methods used in the construction of a variety of timber houses during the late 19th and early 20th centuries. Of particular interest are the earliest houses, some of which contain unusual designs and detailing that are worthy of closer examination.

(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.

Viewed from afar, the area is a homogenous collection of Victorian, Edwardian and early 20th century houses with very few modern housing developments. As such it has significant heritage values for the retention of most of the original houses built on each site.

The houses within the Doctor's Common Heritage Area demonstrate varying degrees of integrity and each has been modified to some extent. Nevertheless, many houses retain substantial authenticity in their built form or have had changes made relatively early in their history.

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

Some of the houses in the area date from the 1870s which, although old for Mount Victoria, is not considered particularly old within 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 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

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

Unknown—but the heritage area is adjacent to Te Ranga a Hiwi Precinct.

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

The area has no parallel in Wellington in at least one regard, the concentration of narrow steps and paths and associated housing. Houses built a long way from a roads accessible by vehicles are common in Wellington, but not on this scale in a relatively confined area. Some of the houses in the area date from the 1870s, old by Mount Victoria standards, so have some rarity value for that.



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

The Doctor's Common Heritage Area is a good representative example of the collections of Victorian, Edwardian, and early 20th century houses that typify Mount Victoria.

Recommendations

Based on the preceding evaluation the Doctor's Common 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 Doctor's Common Heritage Area has significant **historic** value for its association 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 settlers / Tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839. Houses within the heritage area were also owned or occupied by writers, politicians, activists and trade unionists, and businesspeople who made significant contributions to the Wellington Region and beyond.

The area has significant **physical** values and is visible from vantage points around Wellington city and the harbour. 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.

Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** for the concentration of narrow steps and paths and associated housing. The houses are good **representative** examples of the of Victorian, Edwardian, and early 20th century houses that typify Mount Victoria.



Other recommendations:

None

Heritage Assessment Criteria

A, B, C, E, F

A: Historic values	Significant
(i) Themes	Y
(ii) Events	
(iii) People	Y
(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	
D: Tangata whenua values	
E: Rarity	Significant
F: Representativeness	Significant

Extent of the Place

The Doctor's Common Heritage Area includes all buildings and structures at:

- 3, 5, 6, 7, 8, 9 Doctor's Common
- Doctor's Common (path)
- 34, 36, 38, 40, 42, 44, 46, 48, 50-52, 54, 56, 58, 60, 62 Hawker Street
- 1, 2, 3 Kennedy Street
- Kennedy Street (path)
- 1, 3, 5, 7, 9, 11, 13, 15 McIntyre Street



- McIntyre Street (path)
- 12, 17, 19, 21, 23, 25, 27, 29, 31 Shannon Street
- Vogel Street (path)
- 1, 5, 7, 9, 11 Vogel Street

Exclusions

The following buildings and structures are considered to be “non-heritage” for the purpose of the heritage area demolition rules:

- 9 Doctor's Common – house constructed 1987
- 50-52 Hawker Street - Gerondis Apartments
- 1 Vogel Street – house constructed c.2019

Inventory of buildings and features

Key:

Status:

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

Name of building / feature	Status
3 Doctor's Common	2
5 Doctor's Common	2
7 Doctor's Common	2
9 Doctor's Common, house 1987	1
6 Doctor's Common	2
8 Doctor's Common	2
34 Hawker Street, including garages	3
36 Hawker Street, including garage, steps and retaining walls.	3
38 Hawker Street	2
40 Hawker Street, including garage, steps and retaining walls	3



42 Hawker Street	2
44 Hawker Street	2
46 Hawker Street	2
48 Hawker Street	2
50-52 Hawker Street, Gerondis Apartments	Neg
54 Hawker Street	3
56 Hawker Street	3
58 Hawker Street	3
60 Hawker Street	2
62 Hawker Street	3
1 Kennedy Street	2
3 Kennedy Street	2
2 Kennedy Street	2
1 McIntyre Street	2
3 McIntyre Street	2
5 McIntyre Street	2
7 McIntyre Street	2
9 McIntyre Street	2
11 McIntyre Street	2
13 McIntyre Street	2
15 McIntyre Street	2
12 Shannon Street	2
17 Shannon Street	3
19 Shannon Street	2
21 Shannon Street	2
23 Shannon Street	3
25 Shannon Street	3
27 Shannon Street	3
29 Shannon Street	2
31 Shannon Street	2
1 Vogel Street, house constructed c.2019	Neg



5 Vogel Street	3
7 Vogel Street (includes 7a)	2
9 Vogel Street	2
11 Vogel Street	2
Doctor's Common path – includes steps, paths, handrails, and associated structures.	3
Kennedy Street path – includes steps, paths, handrails, and associated structures.	3
McIntyre Street path – includes steps, paths, handrails, and associated structures.	3
Vogel Street path – includes steps, paths, handrails, and associated structures.	3

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00056:126:B11398; 58 Hawker Street, alterations to balcony and internal alterations, 21 Dec 1931

00056:127:B11517; 23 Shannon Street, erect new window, 08 Mar 1932

00056:163:B14441; 48 Hawker Street, steps, 12 Oct 1935

00056:187:B16389; 23 Shannon Street, garage, 03 Apr 1937

00056:457:B34697, 42 Hawker Street, bathroom alterations, 02 Jul 1953

00056:531:B39335; 25 Shannon Street, conversion of dwelling to two flats, 06 Mar 1956

00058:0:C62228, 1 Vogel Street, partial repile, 13 Jun 1983, ATL

00058:0:C64674; 15 McIntyre Avenue, dwelling additions and alterations, 22 Mar 1984

00058:0:C64745, 3 McIntyre Avenue, partial repile, 29 Mar 1984

00058:1327:C55871, 12 Shannon Street, car deck, owner: RW Walker, builder: owner, application value: \$2000, 30-Mar-81

00058:211:C9574, 42 Hawker Street, dwelling repile, 22 Nov 1961

00058:339:C14567, 12 Shannon Street, convert dwelling to 2 flats, Builder: FL Jeffries & Co Ltd. Application value: £1100, 30 Apr 1964



00058:496:C21382, Unit A, 7/7A Vogel Street, dwelling alterations, 06 Mar 1967
 00059:138:D7657, 3 Doctor's Common, repile, 1987
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 00059:353:E19181, 3 Doctor's Common, conservatory, 1989, 00078:4322:82121,
 3 Doctor's Common, Restoration of bay windows and deck to existing dwelling,
 2001
 00059:378:E19908; 27 Shannon Street, repile, 1990 & 00059:400:E20655; 27
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 00059:74:D5664; 46 Hawker Street, retaining wall and car pad, 1987
 00078:2805:180579, 56 Hawker Street
 00078:4015:232822, 56 Hawker Street
 00078:47:25991, 42 Hawker Street, conversion of bedroom to bathroom, 1996
 00078:470:46671; 40 Hawker Street, kitchen alterations, 1998
 00078:232:45872; 40 Hawker Street, repile, 1998
 00078:1097:100064; 40 Hawker Street, reinstatement of collapsed retaining wall,
 2003
 00078:863:65237, 56 Hawker Street
 00078:972:77303; 58 Hawker Street, new basement garage and drive, alterations
 to front facade, internal alterations to rear of building adding kitchen, laundry and
 bathroom, 2001
 00233:22:19889/155, 5 Vogel St, 1889
 00432:183:14821, 3 Doctor's Common, 1896
 00514:06:04, Sheet 064
 1049; Vogel Street [1 Vogel Street], addition to dwelling - 04 Feb 1895
 10578; 40 Hawker Street, dwelling - 11 Sep 1917
 11105; 13 McIntyre Avenue, additions - 23 Feb 1920
 1476; Doctor's Common [7 Doctor's Common], dwelling - 30 Jan 1896
 14840; 5 Doctor's Common – 1896
 14855; 9 Vogel Street, dwelling additions and alterations – 1995
 169; Hawker Street [34 Hawker Street], additions to dwelling - 21 May 1895
 211960; 34 Hawker Street, Install tiled shower, new stairs, doors & windows. –
 2010
 25333; 11 McIntyre Avenue, dwelling additions and alterations – 1996
 29023; 3 Mcintyre Avenue – 1915
 29024; 5 Mcintyre Avenue – 1980
 29025; 7 Mcintyre Avenue – 1900
 29026; 11 Mcintyre Avenue – 1900
 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900
 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900
 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900
 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900
 39969; 19 Shannon Street – 1902



4265; Hawker Street [34 Hawker Street], additions to dwelling - 26 Feb 1901
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4647; 25 Shannon Street, dwelling - 13 Jan 1902
4825; 17 Shannon Street, reinstatement of dwelling - 16 May 1902
5171; Doctor's Common [6 Doctor's Common], dwelling - 11 Nov 1902
5171; Doctor's Common [6 Doctor's Common], dwelling - 11 Nov 1902
5285; Shannon Street [29 Shannon Street], dwelling - 17 Feb 1903
6166; Shannon Street [27 Shannon Street], dwelling - 22 Sep 1904
6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905
7888; 15 McIntyre Avenue, addition of two bay windows and verandah - 09 Dec 1907
8251; 42 Hawker Street, additions and alterations to dwelling - 05 Nov 1908
8332; 62 Hawker Street, dwelling - 12 Mar 1909
B13605; 2 Kennedy, conversion-dwelling to flat - 12 Jan 1935
B29084; 34 Hawker Street, base to flat - 14 Dec 1949
B3505; 48 Hawker Street, dwelling additions - 01 Jul 1927
B38694; 11 Vogel Street, conversion of dwelling to two flats - 20 Oct 1955
B7793; 6 Doctor's Common, add to dwelling, 01 Aug 1929
C56851; 56 Hawker Street, convert 2 flats to dwelling - 12 Aug 1981
C57424; 19 Shannon Street, dwelling adds and alts - 23 Oct 1981
C67128; 6 Doctor's Common, dwelling additions and alterations, 23 Jan 1985
C8047; 8 Doctor's Common, convert dwelling to 2 flats - 20 Feb 1961
D2470; 6 Doctor's Common, dwelling additions and alterations, verandah, 23 Jun 1986
D6227; 9 Doctor's Common, dwelling – 1987

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Appendices


Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013


Appendix 3 Supplementary images



Appendix 1 Comparative analysis


Proposed and existing heritage areas listed in the Wellington District Plan – residential areas				
Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Armour Avenue Heritage Area	Armour Avenue, Mount Victoria			<p>The proposed Armour Avenue Heritage Area is a group of eight late-Victorian houses and one English Domestic Revival style house on Armour Avenue. 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
Doctor's Common Heritage Area	Mount Victoria			<p>The proposed Doctor's' Common Heritage Area includes a group of 40+ houses. The area is visible from vantage points around Wellington. It forms part of a picturesque backdrop to the inner harbour and Te Aro and has significant townscape values for its unique collection of houses built along narrow steps and paths on steeply sloping land. The Victorian, Edwardian and early 20th century houses are generally the first to have been built on their sites, and there are very few modern developments within the area.</p>





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

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



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

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




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

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



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

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



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

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

	Select the themes & subthemes which apply to the place	Yes / some (add explanation)
A	MIGRATION/ IMMIGRATION	
A2	Settlement Patterns	
A2.1	Māori Settlement	
A2.1A	Pa, urupā, settlements (kainga), canoe landing places, gardens, midden	Some – see connection to Te Aro Pā
A2.2	Colonisation	Yes – Mount Victoria is one of the earliest established suburbs
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes
A2.2B	Road alignment	Yes
A2.2F	Housing	Yes – some houses date from the 1870s
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	Yes
A2.5C	Restored houses/ precincts	Yes
A2.6	Return to city living/ apartment dwelling	Yes
A3	People and the natural environment	
A3.1	Response to Topography	
A3.1B	Zig-zags	Yes
A3.1D	Houses on difficult sections	Yes

Appendix 3 Supplementary images



Blue Plaque for Doctor's' Common in London.