

Historic Heritage Area Evaluation

Moir Street Heritage Area Moir Street, Matairangi Mount Victoria



November 2021

Historic Heritage Evaluation

Prepared by	The Heritage Practice on behalf of Wellington City Council.
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Executive Summary

The Moir Street Heritage Area was identified in the Mount Victoria Heritage Study in 2016-17 as having significant heritage values. The heritage study recommended that the houses in Moir Street be scheduled in the District Plan as the 'Moir Street Heritage Area', and 134 Brougham Street be included in the District Plan as a heritage building. This recommendation was reviewed in the Planning for Growth work programme in 2020, and the boundaries of the proposed Heritage Area were adjusted to include 134 Brougham Street.

Overview

Moir Street Heritage Area is a notable and distinctive suburban street in Matairangi Mount Victoria. 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.

From at least 1820, the land around Matairangi Mount Victoria has been associated with Taranaki Whānui ki te Upoko o te Ika, and was part of the wider rohe around Te Aro Pā. Earlier associations include with Ngāi Tara, particularly Te Akatarewa Pā, associated with Ngāti Hinewai hapū. The suburb of Matairangi 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.

Moir Street gets its name from the Rev. John Moir, who arrived from Scotland in 1853 and became an important figure in the establishment of the Presbyterian Church in Wellington. The street was developed in several stages throughout the late 1870s, 1880s, and 1890s, with one last house built in 1928. The street includes some of the oldest remaining houses in Matairangi Mount Victoria.

Although only one house has been removed from the street, it has changed over time. Many of the houses have had alterations of one form or another, the most common form of which were bungalow-style changes in the 1920s. Despite the street's steady gentrification from its working-class origins, it retains its predominantly 19th century character, which is given added emphasis by the small sections and cheek-by-jowl arrangement of many of the houses. This density of small cottages is unique within Matairangi Mount Victoria, a suburb where sections remain reasonably generous.

Moir Street's intimacy has given rise to a sense of community and social cohesion that, while not especially unusual, is enhanced by the street's character and aspect. Likewise, the street's residents are aware of the special character of the area. Moir Street is therefore a special part of Matairangi Mount Victoria.



Recommendations

The Moir Street Heritage Area has been identified as meeting the requirements of the Wellington City Council and Greater Wellington Regional Council and has significant historic heritage values under one or more of the assessment criteria included in the Regional Policy Statement. It is recommended that the houses at 134 Brougham Street and 1, 2, 2a, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 31, 33 Moir Street be scheduled as the 'Moir Street Heritage Area' in the Wellington District Plan.

Although the original Mount Victoria Heritage Study 2016-17 recommended that 134 Brougham Avenue be scheduled as a heritage building in the Wellington District Plan, the current recommendation is not to proceed with an individual listing if the house is included within the proposed heritage area. This is because the house fits within the wider narrative of the heritage area, and the heritage values of the place can be managed by the heritage area provisions of the District Plan.

The primary features of the heritage area include all buildings and structures within the boundary of the heritage area. The relatively modern houses at 2 and 2a Moir Street are identified as 'non-heritage' for the purpose of the District Plan Heritage Area demolition rules.

Summary Statement of Significance

The Moir Street Heritage Area has significant **historic** value as it is associated with important themes identified in Council's Thematic Heritage Study of Wellington completed in 2013. These include the history of early speculator housing and subdivision, street formation and inner-city residents' associations.

The history of Moir Street also has significant **historic** value for its contribution to the social history of Wellington, particularly the lives of working-class people from the 19th and early 20th century.

The area has significant **physical** values including notable **architectural**, **townscape** and **group** values. The heritage area includes a distinctive and cohesive streetscape of compact houses on small sites that are similar in age, style, form, scale, and building materials. Most are substantially unchanged since the early 20th century.

Matairangi Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** in Matairangi Mount Victoria as an enclave of diminutive working-class houses within a more affluent suburb. The houses are good **representative** examples of the of Victorian, Edwardian, and early 20th century houses that typify Matairangi Mount Victoria.



Purpose

The purpose of this document is to consider the proposed Moir Street Heritage Area located at Moir Street, Mairangi Mount Victoria against Wellington City Council's criteria for evaluation of historic heritage for inclusion in the District Plan heritage schedules.

This document was prepared by Michael Kelly in 2017, updated by the Wellington City Council Heritage Team in 2020 and by The Heritage Practice in 2021. It is intended solely for 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 Mairangi Mount Victoria. It has been updated, revised, and assessed against the current GWRC and WCC heritage criteria and thresholds.

The houses within the proposed Moir Street 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	The Moir Street Heritage Area encompasses the length of Moir Street, which runs west from the southern end of Brougham Street and turns north, parallel to Brougham Street. The northern end of the street connects to Lloyd Street, a pedestrian accessway that leads down to Hania Street—formerly Nelson Street. It includes 134 Brougham Street at the corner of Moir and Brougham streets.
NZTM grid reference	TBC
WCC Heritage Area	None
Sites of significance to Māori	<p>The heritage area overlays part of #164 Waitangi Awa.</p> <p>M70 Te Akatarewa Pā and the associated M69 Hauwai Cultivation Area are nearby. The heritage area is also near the Te Ranga a Hiwa Precinct.</p>
HNZPT Historic Area	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Central City NZAA R27/270
Other names	



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
134 Brougham Street	Part Section 294 Town of Wellington WN11A/153			R27/270
1 Moir Street	Part Section 294 Town of Wellington WN339/203			R27/270
2 Moir Street	Lot 1 DP 81436 WN48A/425			R27/270
2A Moir Street	Lot 2 DP 81436 WN48A/426			R27/270
3 Moir Street	Part Section 294 Town of Wellington WN339/202			R27/270
4 Moir Street	Lot 1 DP 3159 WN232/121			R27/270
5 Moir Street	Part Section 294 Town of Wellington WN339/201			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
6 Moir Street	Lot 10 DP 6669 WN455/285	#164 Waitangi Awa		R27/270
7 Moir Street	Part Section 294 Town of Wellington WN135/53			R27/270
8 Moir Street	Lot 9 DP 6669 WN435/127	#164 Waitangi Awa		R27/270
9 Moir Street	Part Section 294 Town of Wellington WN44/241			R27/270
10 Moir Street	Lot 8 DP 6669 WN462/279			R27/270
11 Moir Street	Lot 6 DP 6669 WN419/47			R27/270
12 Moir Street	Lot 2 DP 8903 WN442/99			R27/270
13 Moir Street	Lot 5 DP 6669 WN534/29	#164 Waitangi Awa		R27/270
14 Moir Street	Lot 1 DP 8903 WN551/272			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
15 Moir Street	Lot 4 DP 6669 WN508/170	#164 Waitangi Awa		R27/270
16 Moir Street	Lot 2 Deeds Plan 489 WN339/174			R27/270
17 Moir Street	Lot 3 DP 6669 WN565/204	#164 Waitangi Awa		R27/270
18 Moir Street	Lot 1 Deeds Plan 489 WN339/175			R27/270
19 Moir Street	Lot 2 DP 6669 WN22C/466	#164 Waitangi Awa		R27/270
20 Moir Street	Part Lot 6 Deeds Plan 165 WN24A/185			R27/270
21 Moir Street	Lot 1 DP 6669 WN496/4			R27/270
22 Moir Street	Lot 7 Deeds Plan 165 WN34C/334			R27/270



List of places

Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
23 Moir Street	Lot 1 DP 340201 165107			R27/270
24 Moir Street	Lot 1 DP 74760 WN44C/894			R27/270
25 Moir Street	Lot 1 DP 320298 80418			R27/270
27 Moir Street	Part Lot 11 Deeds Plan 165 WN339/181			R27/270
29 Moir Street	Lot 1 A 2260 WN157/195			R27/270
31 Moir Street	Lot 1 DP 8764 and Lot 2 DP 77128 WN339/184			R27/270
33 Moir Street	Lot 1 DP 8764 and Lot 2 DP 77128 WN339/184			R27/270



Extent: WCC, November 2020



Historical Summary

This section provides the results of documentary research into Moir Street'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

The Te Whānganui-a-Tara Wellington area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait. 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 was the next Polynesian traveller to arrive, captaining the Kurahaupo waka and landing at Nukutaurua on Mahia Peninsula. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.³ Whatonga's two sons, Tara and Tautoki, and their people migrated to, and settled throughout, the lower North Island. Their descendants include the tribes of Ngāi Tara, Rangitāne, Muaupoko, Ngāti Apa, and Ngāti Ira, who eventually settled the lower half of the North Island and the top of the South Island.

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 Ngāi Tara, particularly with the Ngāti Hinewai hapū at Akatarewa Pā Mount Albert and the associated Hauwai Cultivation Area (approximately the Basin Reserve).⁴

Since then, Te Whānganui-a-Tara Wellington Harbour has seen various tribes occupying in succession and periods of simultaneous occupation by different tribes. From the 1820s, a series of tribal migrations from the north progressively pushed out these earlier inhabitants. The new arrivals included Ngāti Toa and Te

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."

³ Waitangi Tribunal, "Te Whānganui a Tara Me Ona Takiwa," 17–18.

⁴ Greater Wellington Regional Council website [Māori history of the Greater Wellington region | Greater Wellington Regional Council \(gw.govt.nz\)](#) Accessed November 2021.



Āti Awa. By the late 1830s, Ngāti Ira and related groups had largely been driven out of the area. By 1840, Te Āti Awa, Ngāti Mutunga, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa had established rights through conquest, occupation, and use of resources.⁴

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 in 1839, who chose Port Nicholson as the site for its first settlement of British immigrants. The town was laid out, and settlers began to arrive in 1840. A European settlement quickly developed, and local mana whenua were pushed out of their lands.

Sale and purchase

Matairangi 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's *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.⁵ Soon after the signing of the Treaty, the Crown set about investigations of the New Zealand Company's claims, including 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."⁶

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 Petone, but the unruly terrain at the southern end of the harbour meant a series of inter-connected grids was required in Wellington. These continued to be sold to investors and potential settlers even while the purchase agreement was being investigated.

The land around the suburb of Matairangi Mount Victoria was at the 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

⁴ Waitangi Tribunal, "Te Whanganui a Tara Me Ona Takiwa."

⁵ 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/justice-departments/tribunals/waitangi-tribunal/reports/2003-te-whanganui-a-tara-me-ona-takiwa)

⁶ Ibid



approximately 60-80 acres of cultivated land.⁷ The pā is associated with Taranaki Whānui ki te Upoko o te Ika⁸, 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.⁹

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.”¹⁰ 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).¹¹

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

The land reserved for [Māori in Wellington] by McCleverty amounted to an average of 21 acres per person, a land base which we have found to be completely inadequate for both their short- and long-term needs, and much of the land reserved for them was of poor quality.¹²

⁷ [Search the List | Toenga o Te Aro \(remains of Te Aro Pā\) | Heritage New Zealand](#)

⁸ *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 Mangai](#) accessed November 2021.*

⁹ Ibid

¹⁰ Ibid

¹¹ Ibid

¹² Ibid



Te Ara The Encyclopaedia of New Zealand notes:

*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.*¹³

Mount Victoria

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

By the time that the development of the land within the Moir Street 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.¹⁴ 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 Matairangi Mount Victoria) effectively divided the city from the surrounding countryside "almost as much as what seemed like impossibly steep terrain when the only transport was the horse or one's own two feet".¹⁵

Moir Street illustrates many of the development patterns of Matairangi Mount Victoria and the inner suburbs. It is a street where workers' cottages were built close together on small sections, alongside horses and stables associated with a coaching business owned by David Bell, a resident of the street. The street is located at the south of the suburb of Matairangi Mount Victoria accessed from the southern end of Brougham Street. Its longer section runs parallel to Brougham Street, and Kent and Cambridge Terrace. The northern end of the street connects

¹³ 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)

¹⁴ Adrian Humphris and Geoff Mew, *Ring Around the City: Wellington's New Suburbs 1900 -1930*, Aotearoa New Zealand: Steele Roberts, p16

¹⁵ Ibid, p13



to Lloyd Street, a pedestrian access way that leads down to Hania Street – formerly Nelson Street.

The Beginnings of Moir Street – Town Acres

The Rev. John Moir, a Presbyterian minister from Scotland, arrived in Lyttelton, on the *John Taylor* on 18th October 1853 with his wife and six children.¹⁶ Moir acquired Town Acre 294 in 1859, but waited until after his retirement to build a house for himself on the corner of Brougham and Moir Streets (now 134 Brougham Street), and subdivide his land for other houses.¹⁷

Early rate books for Matairangi Mount Victoria reveal that the Moirs' house on the corner Brougham Street was built by 1879.¹⁸ By this time there were seven other houses on Town Acre 294, built on either side of a narrow lane that later became known Moir Street. The street was first separately rated in 1885. Rate books from 1885 and a photograph taken in 1884 show that the first houses on the street—excepting the Moirs' house on the corner of Brougham Street—were those now known as 1, 3, 4, 5, 7 and 9. The original house at 2 Moir Street has since been replaced with two townhouses.

John Henry Luscombe acquired Town Acre 295 in 1866. Rate books from 1887 show that only two houses (now 6 and 8) had been built on the town acre by this time.¹⁹ By 1888, another seven houses had been built (10, 13, 15, 17, 19 and 21). The house at 12 Moir Street was replaced by two cottages with a party wall in 1906. The lot occupied by 11 Moir Street remained farmland until 1928, when the present house was built.

C. J. Pharazyn acquired Town Acre 296 in 1867.²⁰ Rate books and post office directories show that only two dwellings had been built on the town acre by 1888, and one more by 1889. By the following year, a further three houses had been built. Several sections remained empty for several years, but by 1893 a total of 11 houses had been built on the town acre as part of Moir Street. All of these houses remain, in some form, on the street today. They constitute (left-hand-side) 23, 25, 27, 29, 31 and 33, and (right-hand side) 16, 18, 20, 22 and 24 Moir Street.

¹⁶ *Lyttelton Times*, 22 October 1853.

¹⁷ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand.

¹⁸ Wellington City Council Te Aro Ward Rate Book, 1879-80, Wellington City Archives (WCA).

¹⁹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 295, Archives New Zealand; *Wellington City Council Cook Ward Rate Books, 1885-1901*, WCA.

²⁰ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 296, Archives New Zealand.



Establishing the street

The beginnings of Moir Street can be traced back to April 1880, when a petition was submitted to the Town Clerk's Department regarding the reformation of the street.²¹ It suggests that some sort of path to the houses already existed. A photograph taken in 1884, which looks from Matairangi Mount Victoria towards Te Aro and where the Basin Reserve now sits, shows Moir Street as a narrow, formed lane through farmland, finishing at the north end of Town Acre 294.²²

Establishing the lane as an official street was in large part due to the first residents, who requested surveys, maintenance, streetlamps, and often complained about the state of the street due to the surrounding farmland.²³ The first houses on the street were modest adaptations of Georgian box cottages and Victorian villas, typically constructed with timber framing, corrugated iron roofing, and clad in weatherboards. It was usual to have a verandah on the street façade and one or two outbuildings at the rear. Several of the earliest cottages had shingle roofing, the most common roofing material in the early period of housing construction in Wellington.²⁴

Rate books and street directories show that the first houses on Moir Street were lived in by the original owners for lengthy periods. The owners were generally men who settled in Matairangi Mount Victoria with their wives and families. After their death, ownership was often passed to their wives, who continued to live at the house. In several cases there is evidence that boarders were taken on to help with the cost. These were usually working men, or young families. Occasionally ownership was transferred to another family member, who either lived at the house or rented the property to tenants.

Rates paid for a number of houses on the north-western side of the street nearly doubled between 1884 and 1894, which demonstrates both the growing popularity of Matairangi Mount Victoria as a residential suburb during this time²⁵, and an increase in prosperity after a period of economic depression.

Workers' cottages

By contrast, tenants, rather than owners, were often the first occupants of properties built on Moir Street in Town Acres 295 and 296. This is reflected in the

²¹ 00233:5:1880/3046; Early Correspondence: Wellington City Council, Town Clerk's Department, Petition regarding reformation of Moir Street – 24 April 1880. WCA.

²² BB-2235-1-1-G, Burton Bros. 1884, Alexander Turnbull Library.

²³ 00233:5:1880/3046, WCA.

²⁴ Geoff Mew and Adrian Humphris, *Raupo to Deco, Wellington Styles and Architects 1840-1940* (Wellington: Steele Roberts, 2014), p.25.

²⁵ Wellington City Council Te Aro Ward Rate Book, 1884-1894, WCA. Examples; 1 – Lawrence; 3 – Sheeky, 5 – James, 7 – Johnson.



changing styles of houses, which began to include what became known as the ‘workers’ cottage vernacular’, as well as more traditional Victorian cottages and villas. Workers’ cottages provided basic accommodation for working men, and in some cases, their families. Numbered addresses for Moir Street were first recorded by Post Office Directories in 1898-99, and occupations of residents soon after. These records reveal that a large number of residents were working-class men and their families.

Workers’ cottages on Moir Street were built in pairs or groups by land speculators and property developers who had purchased land on Town Acres 295 and 296. The cottages were then used as rental properties, either by the developer or a new owner. Some developers used incentives to give potential owners the chance to rent to buy. An 1899 advertisement reveals the benefits that could be gained by renting a worker’s cottage on Moir Street.

Moir St 5 roomed house, land 24x100ft, £350. We have three 5-roomed Houses: Hot and cold water and every convenience. A chance for the workingman. £10 down will buy one of these. You can pay the difference as rent 12s per week.²⁶

On the western side of the street, 13, 15, 17, 19, 21, 23, 25, and 27 are models of the basic workers’ cottage style. In particular, a row of six cottages (from 17 to 27) were the work of a single Wellington property developer, George Baker.²⁷

Property developer, George Baker

Moir Street is an example of Baker’s work as a property developer. He bought up land along the western side of the street, across Town Acres 295 and 296, and built eight houses in a row between 1888 and 1891. One of these was 29 Moir Street, a villa built in 1890 for his son William, who lived there until 1892. Another, the cottage at 31, was one of the last houses to be built on the street.

The other six were worker’s cottages; 17, 19, 21 (built by 1888), and 23, 25, 27 (built in 1890). Although they were built at different times, these six cottages have identical footprints on the 1892 Thomas Ward Map and are shown as three-roomed and single-storied, with iron roofs and verandahs along the front façade.²⁸

²⁶ *Evening Post*, 3 April 1899, p.8.

²⁷ Mew and Humphris, p.20.

²⁸ ‘WCC, Thomas Ward Survey Maps of Wellington City’, Wellington City Archives, <https://archivesonline.wcc.govt.nz/nodes/view/1989> [Retrieved 29 July 2021].



This suggests that Baker used a standard plan for the cottages, though one less elaborate than those used for many of his other houses.

Architectural styles

Overall, the changes in house styles echo the fashions in domestic architecture that can be seen in wider Matakairangi Mount Victoria. The houses also reflect the development of Wellington as a city, and the subsequent changing nature of accommodation needed to sustain this growth. Simple cottages and villas built on larger sections before 1884, by settlers and families, become less common towards the end of the street. Here, the number of compact workers' cottages on small sections demonstrates the city's need to house the growing labour force of tradesmen and their families during the 1890s, as well as the increasing influence of land speculators and building developers. The overall effect of Wellington's growing population is also shown by other houses on the street, many of which have been modified to accommodate tenants.

From the early 1920s, the effects of popular international styles of domestic architecture, such as the Californian bungalow, can be seen on house modifications, such as bow windows, decorative leaded fanlights, elongated bargeboards, and bevel-back weatherboard cladding. In the second half of the 20th century, the need to accommodate cars in the cramped street led to car pads being added to street frontages. To illustrate just how confined Moir Street is, only one detached garage has been built on the street.

District Plan and heritage protection

In 1990, residents campaigned for a heritage designation that recognised the collective historic value of Moir Street's architectural character. Concern for the future of the street was again raised in 1995 when a multi-unit town house development was proposed for 2 Moir Street. The proposal was approved, and it led to the loss of one of the first houses built on the street.²⁹ Moir Street was later designated as part of a special character area by the WCC.

Moir Street's social and architectural importance continues to be a point of pride for its residents, as well as the wider Matakairangi Mount Victoria community. Of note is the annual street party, held outside on the street and arranged by long-standing residents. It provides a chance to connect with other residents, as well as a casual forum for discussions about the future of the street.

²⁹ 'Historic zone plea fails', *The Dominion*, October 10, 1995.



Through its many changes, a community presence has remained strong on Moir Street. From the first settlers who established the street, to those who now campaign on its behalf, advocacy for Moir Street has been, and continues to be, voiced by its residents.

The Mount Victoria Heritage Study

In 2016-17 Wellington City Council undertook a study of Matakairangi 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 Matakairangi 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 Moir Street Heritage Area. It also included a recommendation to list 134 Brougham Street as a heritage building. A review of the Mount Victoria Heritage Study as part of the Planning for Growth work programme recommended considering 134 Brougham Street as part of the Moir Street Heritage Area, rather than pursuing its addition to the schedule of heritage buildings.



Photographs and Images



Looking southwest over Wellington City from Mt Victoria, circa [1884]. Photograph taken by the Burton Brothers. Overlooking Wellington City. Burton Bros.. Ref: BB-2235-1/1-G. Alexander Turnbull Library, Wellington, New Zealand. [/records/22742427](#)



This detail from a Burton Brothers image from 1884 shows Brougham Street in the foreground and Moir Street running west and then turning north. The Rev. Moir's house is on the corner of Moir and Brougham Streets. (Ref: BB-2235-1-1-G, Alexander Turnbull Library)





A detail from the 1892 Ward Map shows most but not all sections had been filled with houses by this date.³⁰

Chronologies and Timelines

Timeline of events including modifications

1859	Rev. John Moir acquired Town Acre 294.
1866	John Henry Luscombe acquired Town Acre 295.
1867	C J Pharazyn acquired Town Acre 296.
By 1879	1, 2, 3, 4, 5, 7, 9 Moir Street were constructed on Town Acre 294.
1879	The Moirs' house was constructed at 134 Brougham Street.
By 1887	6 and 8 Moir Street were built on Town Acre 295.
By 1888	10, 13, 15, 17, 19 and 21 Moir Street were constructed on Town Acre 295.
By 1889	Another house was built on Town Acre 296.
By 1890	Three more houses had been built on Town Acre 296.

³⁰ 'WCC, Thomas Ward Survey Maps of Wellington City'.



By 1893	A total of 11 houses had been built on Town Acre 296 by this time. Now (left-hand-side) 23, 25, 27, 29, 31 and 33, and (right-hand side) 16, 18, 20, 22 and 24 Moir Street.
April 1880	A petition was submitted to the Town Clerk's Department about forming the street.
1888-91	George Baker bought up land along the western side of the street, across Town Acres 295 and 296, and built eight houses in a row (now 17, 19, 21, 23, 25, 27, 29 and 31).
1906	12 Moir Street replaced by two cottages.
1928	11 Moir Street constructed.
1990	Moir Street residents campaigned for a heritage designation that recognised the collective historic value of Moir Street's architectural character.
1995	A multi-unit townhouse development proposed and approved for 2 Moir Street.

Biographies

The Rev. John Strachan Moir (1809-1895)

Rev. Moir was born in Perth, Scotland and became a Congregationalist minister. He married Helen Hamilton in 1836 and they had eight children. At some point he changed denominations and joined the Free Church of Scotland (formed after the 1843 schism in the Church of Scotland) and in 1853 he was sent to Wellington after requests for a Free Church minister.³¹ St Andrews was linked to the Church of Scotland and was the first Presbyterian church in Wellington. Moir arrived in Wellington in 1853 and held services in the Athenaeum until the first St John's Church³² was built in Dixon St in 1856. Moir also took the first step towards establishing a Presbyterian church in Whakaoriori Masterton when he visited the area in 1854 to 'stir up the Scottish settlers to send home for [a minister] to the Free Church'.³³ A small wooden church was erected in 1869 and then in 1905,

³¹ Register of New Zealand Presbyterian Church, Ministers, Deaconesses & Missionaries from 1840 (Millichamp to More), Archives Research Centre of the Presbyterian Church, <http://www.presbyterian.org.nz/archives/Page184.htm> [Retrieved 24 February 2017]; *New Zealand Times*, 7 October 1895, p.3.

³² WCC, *Wellington City Heritage*, "St John's Church" [St John's Church - Wellington Heritage - Absolutely Positively Wellington City Council Me Heke Ki Poneke \(wellingtoncityheritage.org.nz\)](http://www.wellingtoncityheritage.org.nz) [Retrieved November 2021];

³³ Diana Grant, *A 150 year pilgrimage: St Luke's Church Masterton and the people of Knox and Wesley* (Masterton: Fraser Books, 2005), p.21.



Wellington architects Penty and Blake built St Luke's Union Church, formerly Knox Church, to accommodate the growing congregation.

Moir had a wide area to cover in the greater Wellington region and the work was at times very onerous. He resigned from his pastorate in 1869 and was given a £100 annual pension. He continued to work for the church – he ministered at Porirua and Pauatahanui, then in Te Awa Kairangi Hutt Valley —until he asked to be relieved in 1877. Nevertheless, he remained active in the ministry up to the time of his death.

His first wife died in 1870 and he remarried to Mary Rowlands in 1876. An Anglican, Mary Rowlands had been governess to the Moir children. They then had five children together, two of whom were stillborn. Moir had to deal not only with the loss of his first wife, and two babies but also with the deaths of at least two of his children when they were young adults.³⁴ Rev. Moir died on the 9th of October 1895 at the age of 88 years and was buried at the Bolton Street Cemetery in Wellington.³⁵

George Baker (c.1840-1903)

George Baker was a builder and contractor who built and owned a large number of houses in Matairangi Mount Victoria. He arrived in Wellington with his parents in 1841, aboard the *Lady Nugent*. He married Emma Stockbridge in 1864 and the couple had 12 children. The family lived in one of Baker's houses, at 70 Brougham Street.

His father, George Baker Senior, was one of the pioneers of Wellington's building trade, and Baker worked with him as a carpenter for several years before establishing his own construction business. Baker's contracts were almost exclusively private residences and he often used similar designs or templates, most likely derived from pattern books. In 1897, the *Cyclopedia of New Zealand* described Baker as, 'a hale and hearty gentleman, and it is hoped that he will live for many years to enjoy the competence he has earned by assiduous devotion to business'.³⁶

³⁴ Register of New Zealand Presbyterian Church, Ministers, Deaconesses & Missionaries from 1840 (Millichamp to More), Archives Research Centre of the Presbyterian Church, <http://www.presbyterian.org.nz/archives/Page184.htm> [Retrieved 24 February 2017]; *New Zealand Times*, 7 October 1895, p.3.

³⁵ Wellington Cemeteries Database

<http://wellington.govt.nz/services/community-and-culture/cemeteries/> [Retrieved 7 September 2016].

³⁶ Entry on George Baker, *The Cyclopedia of New Zealand*, Volume 1- Wellington Provincial District, 1897.



Physical Description

Setting and surrounds

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

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

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

Moir Street surrounds

Moir Street is located close to the base of Matairangi Mount Victoria and is accessed from the southern end of Brougham Street. The street then turns north, parallel to Brougham Street and Kent and Cambridge Terraces. The northern end of the street connects to Lloyd Street, a pedestrian accessway that leads down to Hania Street—formerly Nelson Street.

Due to the commercial build-up of Hania Street, and Moir Street's proximity to the city, the Basin Reserve, and the Mount Victoria Tunnel, it sits within an area of Matairangi Mount Victoria that is slowly becoming eroded by urban development. Despite this, Moir Street has remained reasonably intact.



Proposed Area

The heritage area encompasses the length of Moir Street, which runs west from the southern end of Brougham Street and turns north parallel to Brougham Street. The northern end of the street connects to Lloyd Street, a pedestrian access way that leads down to Hania Street—formerly Nelson Street.

The route of the Waitangi Awa (a Site of Significance to Māori, proposed in 2021) runs through the heritage area.

Setting of Moir Street - development history

Moir Street was originally a lane through farmland, and it is still much narrower than the streets around it. The surrounding area, Brougham Street in particular, was built up along wide, undulating streets and large sections of land, with consistent alignment between houses and the street grid. This provided the setting for larger, more affluent houses with wider spacing and grand façades. These streets have retained a generous sense of space and grandeur. In comparison, Moir Street presents a similarly repetitive pattern but on a much smaller scale.

The most significant period of development for Moir Street was between 1884 and 1893, by which time all but one of the houses had been built. This short timeframe has resulted in a remarkably consistent visual quality along the street, and a strong sense of established historic character.

Setting of Moir Street - building typologies

The street has a notable concentration of original dwellings, relatively uniform in scale and limited in the range of building types. There is a predominance of early workers' cottages, as well as villas and bungalows. Seen from the street, the majority of these are single-storey, with a small number of two-storey dwellings on the west side of the street. There is one recent multi-unit subdivision (2 and 2a).

The streetscape is characterised by a mix of roof forms, including gabled roofs for the cottages and bungalows, and hipped roofs for the villas. The majority of front elevations present a 'public face', defined by bay windows of various types, verandahs, and entrances—some recessed. The workers' cottages typically have pitched roofs with narrow gable ends to the street. Frontages are generally small; houses have either front gardens with low fences or walls, or car pads.

The building materials consistently include corrugated iron roofing and painted rusticated or bevel-back weatherboard cladding for front elevations. This adds to the repetition of building form, scale and frontage setback to create a distinctive and relatively authentic Victorian streetscape that reflects the character of houses at the time.



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.

Many houses are built before 1900, so are built archaeological sites although they may be unregistered by New Zealand Archaeological Association.

Houses and associated land in this area were occupied early in the history of Matakiri Mount Victoria and could reveal information about European settlement from that period through archaeological investigation.

Buildings or Features

134 Brougham Street

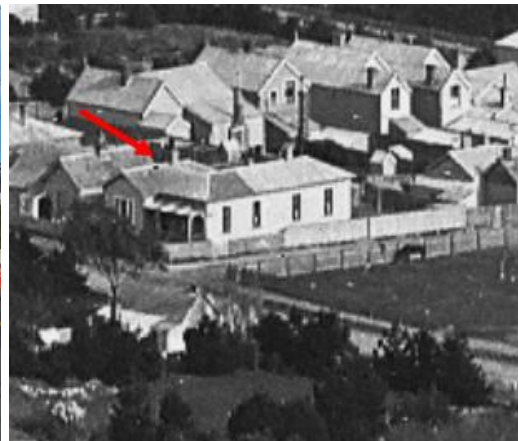


Image (left): 134 Brougham Street, M Kelly 2017.

Image (right): 134 Brougham Street (arrowed) in 1884, with the corrugated iron clad extension to the rear. The recently formed Moir Street runs alongside the house. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: Before 1879

Architect / builder: unknown

Title Number: WN11A/153

Legal Description: Part Section 294 Town of Wellington



History

The Rev. John Moir (1809-1895) was a Presbyterian minister from Scotland who Moir Street is named for. Moir acquired Town Acre 294 in 1859,³⁷ and had this house built in 1879 when he subdivided the land.

Moir arrived in Wellington in 1853 with his wife and then six children. He held services in the Athenaeum until the first St John's Church was built in Dixon Street in 1856. He resigned from his pastorate in 1869 but continued to minister at Porirua, Pauatahanui, and Te Awa Kairangi Hutt Valley until 1877. Helen Moir died in 1870 and John married the family's governess, Mary Rowlands in 1876. Together the Moirs had five more children, with two being stillborn. John Moir was active in the Church until his death in 1895.³⁸

Rate books reveal that the Moirs' house was built by 1879.³⁹ By this time, there were seven other houses on Town Acre 294, on either side of a narrow lane that later became known Moir Street. The Moir family had the largest and most expensive house on the Town Acre. Rate books show an increase in rateable values 1883,⁴⁰ which corresponds to an extension made to the house. The 1892 Ward Map reveals that the front of the house and the rear lean-to had shingles on the roof, while the middle portion (the addition) had corrugated iron cladding.⁴¹

The Moirs did not live in the house until the early 1890s.⁴² Catherine Francis, a teacher, is likely to have been the earliest occupant from 1881 until the late 1880s.⁴³ Following the Rev. Moir's death in 1895, Mary Moir moved to the house with some of her children, including John Moir jnr. (a clerk), and possibly some boarders. In 1910, William Gordon, a teacher, was also listed at the address.⁴⁴

Mary Moir built a house next door at 136 Brougham Street in 1905 and by 1920 she had moved in.⁴⁵ Thereafter, various tenants occupied the house.

In 1923, Mary Moir filled in the verandah on the Brougham Street elevation. The weatherboards matched the existing boards but a new casement window was

³⁷ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

³⁸ Register of New Zealand Presbyterian Church, Ministers, Deaconesses & Missionaries from 1840 (Millichamp to More), Archives Research Centre of the Presbyterian Church

<http://www.presbyterian.org.nz/archives/Page184.htm> [retrieved 24 February 2017]; New Zealand Times, 7 October 1895, p.3

³⁹ Wellington City Council Te Aro Ward Rate Book, 1879-80, Wellington City Archives (WCA)

⁴⁰ Wellington City Council Te Aro Ward Rate Book, 1883-84, WCA

⁴¹ 00514:8:1, Sheet 70, WCA

⁴² New Zealand Post Office Directory, 1879-1895

⁴³ Ibid

⁴⁴ Ibid, 1910

⁴⁵ Ibid, 1920



added. The builder was J Riddell and the cost was £70.⁴⁶ Soon after, a bow window replaced the double-hung sash windows on the adjacent gable.

Mary Moir died in 1932 at the age of 84, and the house was left to her unmarried daughter Mary.⁴⁷ She did not live there but in 1934 made changes to the house, adding a sunroom and new porch on the north-west corner, a kitchen to the south, and converting a bedroom into another bathroom. The changes were designed by architect Bill Lavelle, and the estimated cost was £300. The purpose of the changes was to allow its use as a boarding house.⁴⁸

Mary Moir jnr. died in 1937 and the house was transferred to her sister Harriet Wyness. In 1956, engineer William Tabner and his wife Miriam, who had occupied the house from 1942, bought the property.⁴⁹ In 1963, they transferred half of the house to Crecenzo and Kathleen Aprea, who also occupied part of the dwelling.⁵⁰ The couples were also joined, for a period, by Margaret Crowe. There was also a small flat at the rear of the house. All this suggests that the house was either still operating as a boarding house or had been turned into flats.

Physical description

This house began as a Victorian cottage but it has been added to and altered. Over the years, the house has been progressively upgraded internally, although the external appearance is largely unchanged from the 1930s.

The front of the house has a gabled portion on the left with a bow window and an infilled verandah to the right. The south side of the house encloses a small courtyard, while the longer north side of the house, which sits hard on Moir Street, continues down to a lean-to. In a complicated arrangement, various additions link an old outhouse to the main dwelling.

The roof is predominantly hipped, and is clad in decramastic tiles. Originally the roof had shingles then corrugated iron. The walls are mainly lapped weatherboards but the lean-to and rear cottage have a rough-cast finish. The windows are a collection of double-hung sashes, casements with fanlights and aluminium-framed. The interior has not been inspected but it is divided into two flats (the north and south halves of the house, flat 2 is the larger) with a bed-sit in the rear cottage.

⁴⁶ A984; 134 Brougham Street, additions - 16 Jan 1923, WCA

⁴⁷ CT WN399/199, Land Information New Zealand (LINZ)

⁴⁸ B13215; 134 Brougham Street, alterations to dwelling - 07 Jul 1934, WCA

⁴⁹ C659; 134 Brougham Street, alterations to dwelling - 19 Feb 1957, WCA

⁵⁰ CT WN399/199



1 Moir Street – Town Acre 294



Image: 1 Moir Street, M. Kelly 2017.

Image (right): 1 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: Before 1879

Architect/builder: unknown

Title Number: WN339/203

Legal description: Part Section 294 Town of Wellington

History

This house dates from before 1879⁵¹ and is one of the oldest houses on the street. It can be seen in the 1884 Burton Bros. photograph and may date from much earlier. James Lawrence purchased land on Town Acre 294 in 1882⁵² and by 1884 he was paying rates for a 'dwelling' on Moir Street. It is possible that Moir built or acquired the house and then sold it to Lawrence. Lawrence continued to pay rates until 1899, by which time rates for houses on Moir Street had nearly doubled.⁵³ Rate books reveal that Elizabeth Lawrence paid rates from 1899 to 1901, after which rate book records end.

Street directories show that James Lawrence, often recorded as 'Laurence', lived on Moir Street from 1885 until 1892.⁵⁴ Mrs Elizabeth Lawrence lived at 1 Moir

⁵¹ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

⁵² Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294. Purchased (conveyance) from W T L & I. – 1882

⁵³ Wellington City Council Cook Ward Rate Books, 1885-1901, WCA

⁵⁴ *Wises Street Directories*, 1885-1950



Street from 1922-1930 and was the owner during this time.⁵⁵ A drainage plan for the property was drawn up for Mrs Lawrence in October 1902.⁵⁶

From 1892 until 1922, the house was a rental property, and occupants were working men and their families. These included a railway worker, butcher, a gas worker, and labourers. Henry Wadman, a butcher, and his family lived at the house from 1910 to 1915. His son was born at the house in 1912.⁵⁷ The house continued to be used as a rental for workers until 1938, by which time two garages had been added to the north-west boundary of the property.⁵⁸ Henry Lester and his wife, Joy, bought the house and lived there until 1955. Joy Lester was the nominal owner and sold the house to Travis Flegeltaube, who lived there until it was sold to Andrew McGregor in 1972, and once again became a rental property. By 1999 the house was owner-occupied.

Physical description

This house is situated on a corner Lot behind 134 Brougham Street, and originally had street frontages towards the north and north-west. The addition of two detached garages on the west elevation in the 1930s means that the only visible street frontage is the side elevation.

The 1892 Ward Map depicts a single-storey, four-roomed villa with mixed roof cladding; shingle along the north section, and iron along the south-facing section of the roof.⁵⁹ The rear and side elevations of the house are visible in a photograph taken in 1884, which reveals that these are actually two gable-end roof profiles side by side, one with shingle roof and the other with iron roof. Shingle was one of the first roofing materials to be used on Wellington houses, reflecting the age of the building and suggests that one part of the house was built earlier than the other.

The villa has a single boxed gable on the left, and symmetrical sets of casement windows with fanlights either side of the central entranceway. Verandah awnings run across the entire façade. The gable is clad with shingles, which may be historic fabric from the original roof.

Lean-to extensions have been added to the back of the villa. These are not visible in the 1884 photograph or a 1902 drainage plan, so must have been added later. In 1884 the side elevation features a single window, probably with a double-hung

⁵⁵ CT WN339/203, Land Information New Zealand (LINZ)

⁵⁶ 00432:362:30233; 1 Moir Street, drainage plans – 1902, WCA

⁵⁷ *Evening Post*, 3 October 1912, p.1

⁵⁸ 00056:164:B14505; 1 Moir Street, Garage – 26 October 1935, WCA. 00056:166:B14733; 1 Moir Street, Garage – 23 December 1935, WCA

⁵⁹ 'WCC, Thomas Ward Survey Maps of Wellington City'.



sash. This window has been replaced to match the casement windows in the extension.

It appears that the side elevation, at least, has been re-clad, as painted timber rusticated weatherboards run seamlessly along the house and lean-to extension. Corrugated iron roofing, with eave supports, completes the exterior cladding along the street frontage.

A tall painted timber picket fence separates the house from the footpath, with a gate to access each end of the property.

The house is notable as one of the oldest in Matairangi Mount Victoria and in the heritage area. It is a substantially intact example of an 1870s cottage, particularly when viewed from the street. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

3 Moir Street – Town Acre 294



Image (left): 3 Moir Street, M. Kelly 2017.

Image (right): 3 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: 1879

Architect/builder: unknown

Title Number: WN339/202

Legal description: Part Section 294 Town of Wellington



History

This house dates from before 1879⁶⁰ and is one of the oldest houses on the street. It can be seen in the 1884 Burton Bros. photograph and may date from much earlier. It was built as a single-storey, four-roomed cottage with an iron roof and outbuilding behind the house. The first occupant, Henry Sutton, a labourer, purchased the land in 1879, and lived in the house until 1885.⁶¹ The house was then owned by Selina and Michael Sheeky and had a number of different occupants, most of whom stayed only a few years.⁶² Until 1970, these included settlers, labourers, a laundryman, a foreman, a driver, a painter and a barman. John Sheeky, a carpenter and presumably a relative, lived in the house from 1904 to 1906. The house has since continued to be occupied by short-term tenants until about 2015 when new owners moved in.⁶³

Physical description

This single-storey cottage has a hip and gable roof, and a deep, lean-to verandah across the width of the façade. While less dominant than some of the houses on Moir St, the cottage has a distinct street frontage. The verandah and the single bay window are not shown on the 1884 photograph and are early additions. The irregular massing achieved by the addition of a single bay to the colonial cottage vernacular is a key characteristic of an early transitional villa.

On the left, the façade is defined by the return bay window, which protrudes onto the verandah with a set of three double-hung sash windows on the street facing aspect. The top panes of the sash windows have been replaced with decorative leadlights. The offset entranceway to the cottage sits between the bay window and a pair of double-hung sash windows. The four verandah posts have decorative lace fretwork.

The verandah is clad in timber decking and extends slightly in front of the bay window. The verandah and roof are covered with corrugated iron and the exterior is clad in painted timber rusticated weatherboards. A small cottage garden and historically appropriate painted timber picket fence complete the street frontage. There is no car pad or garage.

⁶⁰ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

⁶¹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. Purchased (conveyance) from Rev. Moir (and anr.) – 1879. *Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. Wises Street Directories, 1885-1950*

⁶² Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. *Wises Street Directories, 1885-1950*

⁶³ *New Zealand Post Office Directories, 1975-2015*



The house is notable as one of the oldest houses in Matairangi Mount Victoria and in the heritage area. It is a highly intact example of an 1870s cottage with some early additions. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

5 Moir Street – Town Acre 294



Image (left): 5 Moir Street, M. Kelly 2017.

Image (right): 5 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: early 1880s

Architect/builder: unknown

Title Number: WN339/201

Legal Description: Part Section 294 Town of Wellington

History

This house is one of the oldest houses on the street and appears to have been constructed as a single-storey house in the early 1880s. The second storey is an early addition, and the 1892 Thomas Ward survey map shows a double-storey six-room cottage with an iron roof along with outbuildings behind the house. The first occupant George James purchased the land in 1881, and by 1884 was paying rates for a 'dwelling' on Moir Street. He lived in the house until 1892.⁶⁴ Emma James (sometimes recorded as 'Janes') lived in the house until 1937.⁶⁵

⁶⁴ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

⁶⁵ Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. *Wises Street Directories*, 1885-1950



Eliza, the eldest daughter of Emma and the late George James, married the eldest son of Mr G Key at the house on the 9th of October 1901.⁶⁶ Eliza died in 1910, aged only 34 years.⁶⁷

It's likely that Emma James took on boarders, as Cecil H Bellamore, a civil servant, also lived at No. 5 with his family from 1917 to 1923.⁶⁸ His wife had a son at the house on Christmas Day 1917.⁶⁹ After 1937, the next occupants, an attendant and his wife, stayed at No. 5 until 1960. Mrs Wiltshire then lived in the house until 1970, during which time the porch was reinstated.⁷⁰ Since then, there have been frequent changes of occupants. The current occupants (as at 2017) have lived in the house since around 2010.

Physical description

This two-storey corner-angle cottage, with intersecting gable roof, has been modified since it was built in the early 1880s, but its outward façade is likely to have retained some of the original and early fabric.

The distinctive façade is defined on the left by the street-facing gable. Double-hung sash windows, comprised of six-light sashes with two vertical bars and one lay bar, are a notable feature of the first and second storeys. The original lean-to verandah, shown on the 1892 Ward map, has been replaced with an extension, while the central entranceway has been kept on the original line of the façade.⁷¹ A set of French doors on the street-facing aspect of the extension opens out onto the concreted area in front of the house, and a second set of doors on the second storey opens out on to the roof of the extension.

The gable is decorated with carved timber barge boards, while the use of undecorated timber frames around both sets of French doors is sympathetic to the simple frames of the sash windows on the street-facing gable.

The exterior walls are clad in painted timber rusticated weatherboards and the gable roof and continuous roof over the entranceway and extension are both clad in corrugated iron. A curved concrete car pad covers the area between the house and the street and is partially concealed by a tall painted wooden fence.

⁶⁶ *Evening Post*, 19 October 1901, p.6

⁶⁷ *Evening Post*, 27 December 1910, p.1

⁶⁸ *Wises Street Directories*, 1885-1950

⁶⁹ *Evening Post*, 29 December 1917, p.1

⁷⁰ Permit C14771; 5 Moir Street, Reinstate dwelling porch – 29 May 1964. Owner: Mrs Wiltshire. Builder: G.R. Giles, WCA

⁷¹ 'WCC, Thomas Ward Survey Maps of Wellington City'.



The house is notable as one of the oldest houses in Matairangi Mount Victoria and in the heritage area. It is a substantially intact example of an early 1880s cottage, particularly when viewed from the street. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

7 Moir Street – Town Acre 294



Image (left): 7 Moir Street, M. Kelly 2017.

Image (right): 7 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: 1878

Architect/builder: unknown

Title Number: WN135/53

Legal Description: Part Section 294 Town of Wellington

History

This house dates from 1878⁷² and is one of the oldest houses on the street. It can also be seen in the 1884 Burton Bros. photograph. The first occupant, John Edward Johnson, purchased the section of the town acre in 1878 and paid rates for a house on Moir Street from 1884 onwards.⁷³ He lived in the house until 1899 when the house was put up for sale. It was advertised in the *Evening Post* as, 'a cottage containing 6 rooms'.⁷⁴

⁷² Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

⁷³ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. *Wellington City Council Cook Ward Rate Books, 1884-5* – WCA

⁷⁴ *Evening Post*, 9 May 1898 p.1



Occupants then included Gerald Kohn, a draper's assistant, and John Robert Pettit, a shipwright and mariner. Pettit lived there until his death in 1919.⁷⁵ His wife Mrs Eliza (or Elisa) Pettit then lived in the house with several other tenants including Mrs Lewer, who remained as the sole occupant from 1936 until 1955.⁷⁶ Since then, there have been a number of tenants, sometimes in large groups, with few staying longer than a year.⁷⁷

Physical description

This house is likely to have been built as a traditional single-storey six-room cottage with an iron-clad hip roof, and substantially altered in a bungalow style, a conversion popular in Matairangi Mount Victoria and throughout Aotearoa New Zealand during the late 1920s and 1930s.

Alterations include, on the right of the façade, a street-facing boxed gable with low pitched roof; a deep, covered porch that has been added to the central entranceway; and two flat-roofed faceted bow windows, either side of entranceway, with leadlight top-hung fanlights above casements. The roof was originally a pitched roof with a ridge that ran parallel to the street and terminated at a gable at each end. The roof is likely to have been substantially rebuilt.

The gable is decorated with a finial, ornamental eaves brackets beneath the cornice of the boxed gable, and sharp point elongated bargeboards in the style of a bungalow. The porch eave and posts are decorated with elongated, curved timber borders. The exterior cladding includes corrugated iron roofing, painted timber rusticated weatherboards, and painted timber bevel-back weatherboards beneath the bow windows. The house is separated from the footpath by a concrete parallel car pad.

The house is one of the oldest houses in Matairangi Mount Victoria and in the heritage area. It is a six-roomed 1870s cottage that has been altered in a bungalow style. It has had few intrusive modern alterations, and the early changes including the bungalow-style alterations are considered to be part of the heritage fabric of the place.

⁷⁵ *Wises Street Directories*, 1885-1950; *Evening Post*, 19 November 1919 p.8

⁷⁶ Wellington City Council Cook Ward Rate Books, 1885-1901, WCA; *Wises Street Directories*, 1885-1950

⁷⁷ *New Zealand Post Office Directories*, 1975-2015



9 Moir Street – Town Acre 294



Image (left): 9 Moir Street, M. Kelly 2017.

Image (right): 9 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: Before 1883-1884

Architect/builder: unknown

Title Number: WN44/241

Legal Description: Part Section 294 Town of Wellington

History

This is another of the first batch of houses on the street, built between 1883-1884⁷⁸ and seen in the 1884 Burton Bros. photograph.

The first occupant, David Bell, acquired the section in 1883, and rate books show that Bell paid rates on a property on Moir Street in 1884.⁷⁹ Bell paid some of the highest rates on the street at the time because he had the largest house in the street—nine rooms on what was a relatively large section of land.

Bell was a retired British army soldier. Born in Ireland in 1838, he arrived in Auckland in 1854 on the *Egmont*, as part of a draft sent from the Isle of Wight.⁸⁰ During his years of active service in Tāmaki Makaurau Auckland, Taranaki, and the Waikato, he became part of the Flying Column. He was also known for his

⁷⁸ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

⁷⁹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand – David Bell purchased land from W.T.L. & I. Co. & anr. (Conveyance: Date 24 Nov 1883; Receipt March 1884)

Wellington City Council Cook Ward Rate Books, 1885-1901, WCA; *Wises Street Directories*, 1885-1950

⁸⁰ 'Mr David Bell', *The Cyclopedia of New Zealand*, Wellington Provincial District, The Cyclopedia Company, Limited, Wellington), 1897



musical talents as band sergeant and band master, and after the war was offered the chance to attend Weller and Hall Military School of Music when his regiment returned to England. He declined the offer and instead took the position of band master for the Wellington City and Whanganui No. 1 Rifles Bands. He ended his career as a lieutenant.

In 1869, Bell went into business as a grain and produce merchant in Willis Street and in 1871 he began business as a general carrier, founding a line of coaches to Island Bay.⁸¹ He is recorded in *Wises Street Directories*, as a 'coach proprietor'.⁸² Bell kept horses and stables on land next to his dwelling on Moir St, presumably for his coach business, and rate books reveal that he paid separate rates for this land. An adjacent empty section with outbuildings along the rear boundary can be seen on the 1892 Ward map next to Bell's house.⁸³ (See also 11 Moir Street).

Correspondence between other residents on the street and the WCC imply that the stables were an annoyance to those living on the street and the Inspector of Nuisances visited the property on several occasions.⁸⁴ Bell lived in the house until 1904, by which time he was a widower with three sons and four daughters.

Residents at 9 Moir Street changed every few years between 1904 until 1925 and included Patrick O'Callaghan, driver, in 1904; William Adams, labourer, 1906-08; and Thomas Pelham, cabman, 1909-13.⁸⁵ From 1910, the address was often referred to as 9-11 Moir Street to take into account the empty site where Bell's stables had been. This numbering continued until 1917 and a house was built on the empty site soon after. (See 11 Moir Street, below.)

Llewellyn Williams, a storeman, lived at 9 Moir Street from 1921-1955, after which a single resident was recorded until the early 1960s. Since then, the property has been used as flats. Alterations have been made to the property over time, most likely to accommodate larger numbers of tenants or lodgers.

Since 1981, there has been a mix of residents, with several individuals remaining for lengthy periods. The numbers of residents recorded, and frequent change of groups suggest that the property has continued to be used as flats.⁸⁶

⁸¹ Ibid.

⁸² '9 Moir St, David Bell, coach proprietor', *Wises Street Directories*, 1898-99 – first street numbers recorded.

⁸³ Wellington City Council Cook Ward Rate Books, 1887-1891, WCA; 'WCC, Thomas Ward Survey Maps of Wellington City'.

⁸⁴ 02233:256:1914/719 Early Correspondence; Public Health Department, 'Condemnation notice, stables at 9 Moir Street, D Bell' – WCA.

⁸⁵ *Wises Street Directories*, 1885-1950

⁸⁶ *New Zealand Post Office Directories*, 1975-2015.



Physical description

This cottage was built as a large single-storey, nine-roomed cottage with iron roof, lean-to at the back, deep lean-to verandah across the front, and outbuildings, including stables, at the end of the section. Its large size was probably due to the number of children in the Bell family.

Even though the verandah has been removed, the simple symmetry of the flat façade and hip roof, with medium pitch and gable ends, are a colonial adaptation of a large Georgian box cottage. The façade is defined by a central, panelled timber doorway with lead light above, positioned between identical sets of two double-hung sash windows. The panes of the double-hung sash windows are leaded (divided with one lay bar and one vertical bar), suggesting that these may be original due to the multiple panes. The window frames and eave are undecorated.

The roof is clad in corrugated iron, and the exterior in painted timber weatherboards. The footpath and shallow area in front of the cottage has been paved to the curb edge to form an off-street car-pad, which is probably the reason the verandah was removed.

The house is notable as one of the oldest houses in Matairangi Mount Victoria and in the heritage area. It is a substantially intact example of an early 1880s cottage, particularly when viewed from the street. It has had few intrusive modern alterations, and the early alterations are considered to be part of the heritage fabric of the place.

11 Moir Street – Town Acre 295



Image: 11 Moir Street, M. Kelly 2017.



Built: 1928

Architect / Builder: unknown / R Ryan

Title number: WN419/47

Legal description: Lot 6 DP 6669

History

This is one of the last houses to be constructed in Moir Street. From 1884 or earlier, land was owned by David Bell, a coach proprietor who lived at the adjacent site, 9 Moir Street, Town Acre 294. The 1892 Ward map shows the two lots, now 9 and 11, next to each other; one with a dwelling and one empty except for outbuildings along the rear border.⁸⁷ Building plans for the property at 13 Moir St confirm that Bell kept horses and stables on the land, presumably for his coach business. (See 13 Moir Street).

From 1910, the street numbers changed, and the house originally numbered as 11 became 13 Moir Street.⁸⁸ From 1910-1917, street directories show that the property at 9 and land at 11 were recorded together, as 9-11 Moir Street. From 1918-25, no residents were recorded at 11 Moir Street, and the present house was erected in 1928.⁸⁹

Mary Peters was the first occupant of the new house.⁹⁰ She lived there from 1929 until 1955, after which Joseph Peters, an upholsterer, possibly a relative, lived at the property until around 1980. The property has since had two long-term residents.⁹¹

Physical description

This house was built in 1928 and is an example of the Californian bungalow style, which was popular at the time. It is the only house on the street that was built, rather than modified, in the bungalow idiom.

The building application describes a house with wooden walls, iron roof and totara floor; estimated to cost £900.⁹² The original plans show a typical layout with side entranceway, and four bedrooms. The planned verandah at the back of the house was either not completed or altered at some point. Based on a comparison

⁸⁷ Cook Ward Rate Books, 1887-91; 'WCC, Thomas Ward Survey Maps of Wellington City'.

⁸⁸ *Wises Street Directories*, 1910. Mrs. Chapman's property, previously 11, now 13 Moir Street.

⁸⁹ 00056:59:B5662, 11 Moir St, Building application to erect house – stamped/dated 1928; Applicant: R Ryan, WCA

⁹⁰ *Wises Street Directories*, 1885-1950

⁹¹ *New Zealand Post Office Directories*, 1975-2015

⁹² 00232:362: 30243. 11 Moir St, drainage application includes plans – 1928, WCA



between the original plans and the present façade, the street frontage is largely unchanged.

The façade is defined by a low-pitched gable roof with elongated sharp-point bargeboards. On the left is a flat-roofed faceted bow window with lead light top-hung fanlights above casements. On the right is a bay window with three casement windows on the street-facing aspect and single casements on the faceted sides. All casements on the bay window have leadlight top-hung fanlights. The only variations from the original plans are the pairs of decorative eaves brackets beneath the cornice of the boxed gable.

The exterior cladding includes corrugated iron roofing, and bevel-back weatherboards on the façade and beneath the bow window. The bay window base reveals the original supporting brickwork with stretcher bonding, which is depicted on the 1928 plans.

The entranceway is down the right-hand side of the house. The street frontage includes small, planted areas beneath the windows and a paved area between the house and the curb, which is used as an off-street car-pad.

The house is notable as a highly intact, good representative example of a Californian bungalow. It is the last early 20th century house to have been built in the street.

13 and 15 Moir Street – Town Acre 295

History

The two houses at 13 & 15 Moir Street were built as one of a pair by Robert Mason in 1888. Rate Books reveal that Mason paid for land on Town Acre 295 in 1887, and from 1888-1901 he paid rates for two houses. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected in the diminutive size of the properties.

A 1900 drainage plan for Mr Mason has instructions for two houses to be built “next to Bell’s Stables”, indicating the then empty site, which later became 11 Moir Street. The drainage plan for Mr Mason and 1892 Ward Map, confirm that the two cottages were the same size and had the same plan and positioning on the sections.⁹³

⁹³ 00432:362:30245, 13 and 15 Moir St, Drainage Plan – Dec 4 1900, WCA; ‘WCC, Thomas Ward Survey Maps of Wellington City’.



13 Moir Street (formerly 11 Moir Street) – Town Acre 295



Image: 13 Moir Street, M. Kelly 2017.

Numbered as 11 Moir Street until 1910.

Built: 1888

Architect / Builder: Robert Mason

Title Number: WN534/29

Legal description: Lot 5 DP 6669

History

In 1892, Mrs Chapman, a settler, was the resident at 11 (now 13) Moir Street.⁹⁴ Occasionally, Mrs Chapman's husband William Chapman was listed as a resident.⁹⁵ She lived at the property from 1892 to 1910, the year that the street numbering changed, and the property became 13 Moir Street. The street number change was due to a new house built on empty land owned by David Bell.⁹⁶ From 1911–1925, Mr Samuel Melbourne, a tram employee, was the only occupant.

Since 1926 there have been an assortment of tenants including labourers, a butcher, and a settler who stayed at the house for a number of years each. One resident, Michael Franghiscatos, was a resident for over 20 years. There has been a regular turn-over of occupants at the property since the early 1980s although the current owners (as at 2017) have resided there since before 2010.⁹⁷

⁹⁴ *Wises Street Directories*, 1885-1950.

⁹⁵ *Wises Street Directories*, 1898-1910.

⁹⁶ *Wises Street Directories*, 1898-1910

⁹⁷ *New Zealand Post Office Directories*, 1975-2015.



Physical description

This is a narrow, single-storey workers cottage with a gable end façade positioned close to the street. While major alterations have affected the façade of No. 13, and little original fabric is likely to remain, the roof line of the gable end appears to be in keeping with the original form.

The gable itself has been boxed in with sheet cladding and the barge boards removed. The boxed section is supported by the addition of a horizontal steel beam, which protrudes out of the right wall of the cottage below the roof. The façade beneath the gable has been split vertically. The left half has remained in place, while the right half of the façade has been pushed back and a side entranceway created.

The recessed space is now a small off-street car-pad. The space within the gable roof is accessible by a timber ladder attached to the recessed façade, which leads up to a hatch in the roof, beneath the gable and above the car pad. The entire façade is clad in sheet cladding with concealed joints, and has no windows or decorative features. There is no separation between the cottage façade and the street.

While no visible integrity remains on the façade, the cottage contributes to the streetscape through its scale, height, and the retention of the original gable roof line, which shows the intended symmetry of the two cottages at No. 13 and No. 15.

15 Moir Street (formerly 13 Moir Street) – Town Acre 295



Image: 15 Moir Street, M. Kelly 2017.

Numbered as 13 Moir Street until 1910.



Built: 1888

Architect / Builder: Robert Mason

Title Number: WN508/170

Legal description: Lot 4 DP 6669

History

The first resident of 15 Moir Street was John Miner, in 1898.⁹⁸ Labourers were regular occupants; Nelson Jackson, a glazier, lived in the house from 1907-10, and his daughter was born at the house on the 6th of May 1907.⁹⁹ After that time occupants included a glass worker, mechanical engineer, settler, and gas works employee. William Henry Jackson, an occupant for several years during the 1940s, was killed as the result of an accident on the Wellington wharves, where he worked as a labourer.¹⁰⁰

A plan for additions was drawn up for Thomas Deacon, a resident between 1954-69, and shows a simple internal layout of a three-roomed cottage with kitchen and bathroom at the back of the house.¹⁰¹

The current owner (as at 2017), lived at the property from the early 1970s to the early 1980s. From the late 1970s, residents were listed at both 15 and 15a, indicating that the property was converted into flats. Since 1995 there have been a number of tenants, often in groups, at both 15 and 15a.¹⁰²

Physical description

This single-storey cottage has a distinct street frontage. The narrow, gable end façade, with medium pitch roof, undecorated barge boards, and simple window unit, has retained key characteristics of an early worker's cottage. Originally built as one of a pair with 13 Moir Street, the façade also gives an indication as to what No. 13 once looked like.

The façade has a set of three casement windows, with top-hung casements above and flanked by decorative fixed shutters. The exterior is clad in painted timber rusticated weatherboards on the façade and corrugated iron along the sides. The gable roof is clad in corrugated iron and has simple painted timber barge boards. The cottage has an entranceway down the right side and the street

⁹⁸ *Wises Street Directories, 1885-1950*

⁹⁹ *Evening Post*, 7 May 1907, p.1

¹⁰⁰ *Evening Post*, 17 April 1944, p.3

¹⁰¹ 0056: 399: B30704; 15 Moir St, *Application for alterations*. Owner T Deacon. Builder: UT Bishop: WCA

¹⁰² *New Zealand Post Office Directories, 1975-2015*



façade is completed by a shallow garden and historically appropriate low brick fence on the edge of the footpath.

17,19, 21 Moir Street – Town Acre 295



Image: 17,19 & 21 Moir Street, googlemaps 2021

These three worker's cottages were built by builder and contractor George Baker in 1888. Baker later went on to build cottages at 23, 25 and 27 Moir St on the adjacent Town Acre 296. All six cottages have the same plan on the 1892 Ward Map and were recorded as single-storey, three-room cottages with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.¹⁰³

Rate books from 1888 reveal that George Baker paid rates for three lots on Moir Street, Town Acre 295.¹⁰⁴ The following year, Baker began to pay rates for three houses on this Town Acre 296 and continued to do so until at least 1901. George Baker never lived on the street; these were some of the numerous cottages built by his company as rental properties for workers. A plan of drainage to be laid for Mr G Baker was submitted in 1900, and includes cottages 17, 19, and 21 Moir St.¹⁰⁵ The proposed drainage connections shows that 17 had a slightly different internal layout.

¹⁰³ 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹⁰⁴ Cook Ward Rate Books, 1884-1901, WCA

¹⁰⁵ 00432:362:30247; 17 Moir Street, drainage connection – 1900, WCA



17 Moir Street (formerly 19 Moir Street) – Town Acre 295



Image: 17 Moir Street, M. Kelly 2017.

Built: 1888

Architect/Builder: George Baker

Title: WN565/204

Legal Description: Lot 3 DP 6669

History

This is one of three worker's cottages built by builder and contractor George Baker in 1888. The first occupant recorded at 17 Moir Street was John George, who lived at the property from 1896-1899.¹⁰⁶ Tenants changed frequently until 1906 when William Tucker, a clerk and then hotel employee, became a long-term occupant. From 1931, occupants changed frequently and included a driver, labours, seaman, carrier, and tiler. From the late 1950s the property was owned by Birch Apartments and in 1959 the porch was closed in.¹⁰⁷ In the following years, only one or two tenants were recorded living at the property at the same time. The current owners (as at 2017) have lived in the property since the mid-1990s.¹⁰⁸

Physical description

17 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated

¹⁰⁶ *Wises Street Directories, 1885-1950*

¹⁰⁷ *Ibid; 00058:88:C4255, 17 Moir Street, porch reinstatement – 1959, Owner: Birch. WCA.*

¹⁰⁸ *New Zealand Post Office Directories, 1975-2015*



by the Ward Map consisted of a lean-to verandah across the entire façade.¹⁰⁹ The façade has been extended towards the street, below what was probably the original verandah roofline. The entrance door to the cottage is on the left side of the façade, while a set of three casement windows on the right completes the façade. Decorative bargeboards and finial have been added to the gable.

The gable roof of the main cottage and hipped roof of the façade extension are clad in corrugated iron. The façade is clad in painted timber rusticated weatherboards and the sides of the cottage are clad with painted vertical corrugated iron. There is no footpath on this side of the street and a low, ivy-covered masonry wall separates the cottage from the street curb. There is no car pad.

19 Moir Street (formerly 17 Moir Street) – Town Acre 295



Image: 19 Moir Street, M. Kelly 2017.

Built: 1888

Architect/Builder: George Baker

Title: WN22C/466

Legal Description: Lot 2 DP 6669

History

This is one of three worker's cottages built by builder and contractor George Baker in 1888. The first occupant recorded at 19 Moir Street was William White, a

¹⁰⁹ Ibid.



carter, who lived at the house from 1894-1914.¹¹⁰ He then moved to 25 Moir Street. Andrew Whelan, a labourer, then lived in the house until 1926, followed by David Lloyd until 1928; Mrs F Lambeth until 1930; and Arthur Sergent, labourer, until 1950. Norman Wilson, a mechanic, owned the house from the early 1950s and lived there with his family until the late 1980s. Wilson applied for a permit to carry out additions to the property in 1952, at the cost of £300.¹¹¹ The current owners (as at 2017) have lived at the property since the late 1990s.¹¹²

Physical description

19 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade. This has been removed to allow for the addition of a car pad.¹¹³

The entrance door to the cottage is on the left side of the façade and has four horizontal panes of frosted glass, and a fixed casement window above. A set of three casement windows on the right with fanlights completes the façade. A finial decorates the bargeboards.

The gable roof of the cottage is clad in corrugated iron. The façade is clad in painted timber rusticated weatherboards and the sides of the cottage are clad with painted vertical corrugated iron. There is no footpath on this side of the street, and no separation between the carpad and street curb.

¹¹⁰ *Wises Street Directories, 1885-1950*

¹¹¹ 00056:441:B33596; 19 Moir Street, additions – 1952. Owner/Builder: N. Wilson, WCA

¹¹² *New Zealand Post Office Directories, 1975-2015*

¹¹³ *Ibid.*



21 Moir Street (formerly 19 Moir Street) – Town Acre 295



Image: 21 Moir Street, M. Kelly 2017.

Built: 1888

Architect/Builder: George Baker

Title: WN496/4

Legal Description: Lot 1 DP 6669

History

This is one of three worker's cottages built by builder and contractor George Baker in 1888. The first occupant recorded at 21 Moir Street was Christopher Anley.¹¹⁴ Occupants, usually working men and their families, changed every few years. Some of the occupants since the late 1920s have included Isaac Shields, a civil servant at the Defence Department, Fredrick Barnes, bootmaker, Mrs N Hornby, William Redding, a fireman. The current owners (as at 2017) have lived at the house since the early 2000s.¹¹⁵

Physical description

21 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade.¹¹⁶ The façade has been extended towards the street, below what may have been the original verandah roofline. The entrance door to the cottage is on the left side of

¹¹⁴ *Wises Street Directories, 1885-1950*

¹¹⁵ *New Zealand Post Office Directories, 1975-2015*

¹¹⁶ *Ibid.*



the façade and has four horizontal panes of frosted glass. A set of three casement windows on the right completes the façade. A finial decorates the bargeboards.

The gable roof of the cottage and flat roof of the façade extension are clad in corrugated iron. The façade and sides of the extension are clad in painted bevel-back weatherboards, while the sides of the cottage are clad in painted corrugated iron.

There is no footpath on this side of the street and the boundary between the street curb and cottage is marked by a short masonry and timber fence. There is no car pad.

23, 25, and 27 Moir Street – Town Acre 296



Image: 23, 25 & 27 Moir Street, googlemaps 2021

These three worker's cottages at 23, 25 & 27 Moir Street were built in 1890 by builder and contractor George Baker. Several years earlier, Baker had built cottages at 17, 19, and 21 Moir St on the adjacent Town Acre 295. All six cottages have the same plan on the 1892 Ward Map and were recorded as single-storey, three-roomed cottages with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.¹¹⁷

The house construction can be dated from the rate books. Rate books from 1888 reveal that George Baker of Baker Construction paid a relatively high amount in rates for land on Moir Street, town acre 296.¹¹⁸ By 1891, George Baker was

¹¹⁷ 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹¹⁸ Cook Ward Rate Books, 1884-1901, WCA



paying a significantly lower amount for land, while Ralph Green, William Nicol, and Joseph Curtis were paying equal amounts for houses on Moir Street. This suggests that Green, Nicol, and Curtis had purchased or leased the three houses built by Baker on Town Acre 296.

There is some uncertainty about the history of these three houses. Street numbers changed in 1910 due to new house built on empty land further up the street. Early rates paid for these three properties were often recorded under the wrong town acre, and early plans for one house have later been used to draw up alterations for another; for example, a drainage plan drawn up in 1899 for Joseph Curtis, who lived at 27 Moir Street, was used in 1957 as a plan for additions to the property of J Murdoch, who lived at 23 Moir Street from 1940-1981. As such, this is the best possible interpretation of the records that are available.

23 Moir Street (formerly 21 Moir Street) – Town Acre 296



Image: 23 Moir Street, M. Kelly 2017.

Built: 1890

Architect/Builder: George Baker

Title: 165107

Legal Description: Lot 1 DP 340201

History

This is one of three worker's cottages built by builder and contractor George Baker in 1890. In 1890, Green is recorded as paying rates for a house on town acre 296. From 1892-1901, his payments are recorded under Town Acre 295, which suggests that he lived in a property bordering Town Acre 295. Green lived



on Moir Street from 1892-1897.¹¹⁹ In 1898, street numbers were included in street directories and James Rea was the first occupant recorded at 23 Moir Street.¹²⁰ After this, occupants change frequently, often yearly, and included carpenters, labourers, a driver, and a seaman.

Green, who lived at 88 Russell Terrace, owned the property until at least 1928, when a building permit was issued under his name to reinstate a cottage at 23 Moir Street that had been damaged by fire.¹²¹ Occupancy was continuous during this time, so it does not appear that extensive work was carried out.

The Warmington family occupied the house from 1922-1940. Arthur Warmington, or Warrington, was a clerk. In April 1936, his daughter Doris had her leg fractured when she was knocked down by a milk van in Moir Street.¹²² Jason Murdoch, a steward, lived at the house for over forty years, during which time additions were made at the back of the property. Since then, tenants once again changed frequently, and have more recently been in large groups.¹²³

Physical description

23 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade.¹²⁴ The verandah has been removed and replaced with a covered entranceway on the left, and box window on the right. The street-facing side of the box window has two smaller casement windows either side of a large, central, fixed casement window, and four top-hung casement fanlights. A finial decorates the bargeboards.

The gable roof of the cottage and hipped roof of the extended façade are clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards. There is no footpath on this side of the street and the boundary between the street curb and cottage is marked by a low, painted picket fence. There is no car pad.

¹¹⁹ Ralph Green listed in *Wises Street Directories*, 1892-1897

¹²⁰ *Wises Street Directories*, 1885-1950

¹²¹ Early Permit: 23 Moir Street, application to reinstate cottage damaged by fire – 1928. Owner: R Green. Builders: Wrigley and Kelly, WCA

¹²² *Evening Post*, 15 April 1936, p.10

¹²³ *Wises Street Directories*, 1885-1950; *New Zealand Post Office Directories*, 1970-2015

¹²⁴ 'WCC, Thomas Ward Survey Maps of Wellington City'.



25 Moir Street (formerly 23 Moir Street) – Town Acre 296



Image: 25 Moir Street, M. Kelly 2017.

Built: 1890-91

Architect/Builder: George Baker

Title number: 80418

Legal description: Lot 1 DP 320298

History

This is one of three worker's cottages built by builder and contractor George Baker in 1890. In 1890, William Nicol paid rates for a house on Town Acre 296 and continued to do so until 1896.¹²⁵ According to street directories, Nicol never lived on Moir Street. From 1897-1899, Henry Heron paid rates for a house on Town Acre 296, of the same amount Nicol had paid previously. Heron lived at 25 Moir Street from 1896 until 1899, when the house was sold by public auction at the rooms of Messrs Harcourt and Co. on Lambton Quay.¹²⁶ The advertisement for the auction indicates that the house was rented at the time.

*All that piece or parcel of land being part of Town Section 296, frontage to Moir St ... upon which is erected a substantial [dwelling] known as No. 23 Moir-street, with all necessary conveniences, bath, copper, tubs, water laid on, etc. This house has been newly painted and papered, and is in good condition. ... let at 12s per week to a good tenant.*¹²⁷

¹²⁵ Cook Ward Rate Books; William Nicol pays rates (20s) 1890-1895. WCA

¹²⁶ *Wises Street Directories*; 1896-1897. Henry Herring at 25 Moir Street, 1896-1897; John Henry Herron at 25 Moir Street, 1898-1890

¹²⁷ *Evening Post*, 16 December 1899, p.8



A drainage plan was drawn up for Mr Sinclair on April 24th, 1900, and rate books reveal that Barbara Sinclair paid rates for a house on Town acre 296 in 1900, all of which suggests that the Sinclairs owned the property.¹²⁸ Occupants changed fairly regularly until 1925 and included a carter, driver, labours, and plumbers.¹²⁹

Fred Pulse, a painter, purchased the house some time before 1928 and lived there from 1925–1949.¹³⁰ In 1947, ownership was transferred to his wife, Elizabeth Ann Pulse, who sold it in 1951. The house had several owners between 1951 and 1954.

In 1954, the house was purchased by a Greek couple, George Meneghakis and his wife Paraskeva. After George's death in 1957, Paraskeva became the sole owner. Meneghakis had used the property as a boarding house, and Paraskeva continued to do this after George died. She was soon re-married, to Stylianos Sarikos, and transferred one fourth share of the house to him in 1961; then one third share to him in 1970. In 1970, Sarikos added a box window to the side of the cottage, on the ground floor.¹³¹ The current owners (as of 2017) purchased the house in 1982.

Physical description

25 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade.¹³²

The verandah has been removed and replaced by a covered entranceway on the left, and box window on the right, the street-facing side of which has two smaller casement windows either side of a large central fixed casement window, and three top-hung casement fanlights. A finial decorates the bargeboards.

The gable roof of the cottage and hip roof of the extended façade are clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards.

There is no footpath on this side of the street and the boundary between the cottage and street curb is marked by a low, masonry wall with decorative blockwork. There is no car pad.

¹²⁸ Drainage plan for Mr Sinclair April 24th 1900 (no record in *Wises* for Sinclair)

Barbara Sinclair pays rates for dwelling (23s) on TA 296 – written under 'Arthur Black' crossed out.

¹²⁹ *Wises Street Directories*, 1885-1950. *New Zealand Post Office Directories*, 1970-2015

¹³⁰ CT begins 1928. Land Information New Zealand (LINZ)

¹³¹ 00432:362:30253, 25 Moir Street, Private drainage connection application plans – 1892-1992.

1900, Applicant: Sarikos

¹³² *Ibid.*



27 Moir Street (formerly 25 Moir Street) – Town Acre 296



Image: 27 Moir Street, M. Kelly 2017.

Built: 1890

Architect/Builder: George Baker

Title: WN339/181

Legal Description: Part Lot 11 Deeds Plan 165

History

This is one of three worker's cottages built by builder and contractor George Baker in 1890. In 1890, Joseph Curtis was recorded as paying rates for a house on Town Acre 295, however from 1891–1901, Curtis' payments were recorded under Town Acre 296, suggesting that the first entry was an error.¹³³

Joseph Curtis, a labourer, and his family lived 27 Moir Street from 1890 to 1922.¹³⁴ In 1902, Thomas Curtis, also a labourer, lived at the house as well. Ann Curtis was recorded as the sole occupant from 1915–1918, after which George Curtis, another labourer, lived at the property until 1922.

William Black, a labourer, made additions to the property in 1923 and lived at there until 1926.¹³⁵ Since then, the house has had a number of long-term tenants, including David Ritchie from 1931–46; and K Gardiner from 1961–75. During the

¹³³ Cook Ward Rate Books, 1884-1901. WCA. Joseph Curtis; Dwelling, 20s, Town Acre 295, 1890-91. Dwelling, 20s, Town Acre 296, 1891-1901

¹³⁴ *Wises Street Directories*, 1885-1950

¹³⁵ 00055:20:A1901; 27 Moir Street, additions to property - 1923. Owner: William Black; Builder: H. McKenzie, WCA



late 1990s, a sleep-out with games room was added to the back of the section.¹³⁶ The current owners (as at 2017) have lived in the property since around 2005.¹³⁷

Physical description

27 Moir Street has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage, indicated by the Ward Map, consisted of a lean-to verandah across the entire façade.¹³⁸ The verandah has been part-cantilevered and converted into a quasi-car port, with the right-hand post removed to allow a vehicle to be parked. There is a covered entranceway on the left and a set of narrow double-hung sash windows on the right. A finial decorates the bargeboards.

The roof of the cottage is clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards. A car pad was added to the street frontage in 2002.¹³⁹ There is no footpath on this side of the street, and no separation between the car pad and street curb.

29 Moir Street (formerly 27 Moir Street) – Town Acre 296



Image: 29 Moir Street, M. Kelly 2017.

Numbered as 27 until 1910

Built: 1890

Architect / Builder: George Baker

¹³⁶ 00078:1685:49616; 27 Moir Street, relocation of sleepout and games room – 1999, WCA

¹³⁷ *Wises Street Directories*, 1885-1950. *New Zealand Post Office Directories*, 1970-2015

¹³⁸ 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹³⁹ 00078:4395:89468; 27 Moir Street, install woodburner, create off-street car parking – 2002, WCA



Title number: WN157/195

Legal description: Lot 1 A 2260 (aka Part Section 296 City of Wellington)

History

This house was built by George Baker and was his son William's residence for several years. Street numbers changed in 1910 and the property became 29 Moir Street. The street number change was due to new house built on empty land owned by David Bell.

Rate books from 1888 reveal that George Baker of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296. His son William Baker, paid a lower rate for land at this time, which suggests that he owned a smaller section of land. From 1890–1893, William Baker paid rates for a house on the street and records show that he lived on the street in 1890.¹⁴⁰ He was the first resident at 29 Moir Street.

William Baker, the eldest of seven girls and boys in the family, was born in Wellington on 20 October 1864.¹⁴¹ He had no formal art training but has been described as, 'arguably one of the most prolific landscape artists of the late 19th and early 20th century'.¹⁴² He travelled the country, often selling his paintings in hotels, at local fairs and showgrounds and bartering a painting in exchange for his accommodation. He painted the great lakes, rivers and mountains of Te Wai Pounamu the South Island and Te Ika a Māui the North Island, his work included the representation of numerous Māori pā and kainga, usually set beside a picturesque river or lake.¹⁴³

Baker's work has been represented in the collections of numerous art galleries and museums in Aotearoa New Zealand including Auckland Art Gallery, Alexander Turnbull Library, Museum of New Zealand Te Papa Tongarewa, Christchurch Art Gallery, Canterbury Museum, Waikato Museum of Art & History and the Rotorua Museum of Art and History and at the National Library of Australia in Canberra.

In 1893, rates books reveal that Walter Dear was recorded as paying for a dwelling on Town Acre 296, but his name is crossed out and William Baker's name is written above. William Baker does not appear in the rate books the

¹⁴⁰ Cook Ward Rate Books 1890-1893; *Wises Street Directories*, 1890

¹⁴¹ Ibid. 'The Baker Family', Mount Victoria Historical Society
<http://mtvictoria.history.org.nz/the-baker/> (Retrieved May 2016)

¹⁴² Pataka Exhibition. The Itinerant Artist – Revisiting the Paintings of William George Baker. International Art Centre: May 2007

<https://www.internationalartcentre.co.nz/news/story/SV479/The-Itinerant-Artist-Revisiting-the-Paintings-of-William-George>. (Retrieved January 2017)

¹⁴³ Ibid.



following year and Dear begins to pay rates for the same amount, suggesting that William Baker had sold or leased the property to Dear.

Dear, often recorded as 'Deer', lived at the property until 1898, when street numbers were first recorded.¹⁴⁴ After this the property was rented out, as shown by an advertisement that appeared in the *Evening Post* in 1898:

*To let, Moir St, 5 room house, bathroom, washhouse, large work shop and conveniences. Apply to W J Dear, 27 Moir St.*¹⁴⁵

Henry Seymour, a labourer and drainage inspector, lived at the property with his family from 1900–1942. Mrs H J Seymour is recorded as an occupant in 1946. There are no occupants recorded during the 1950s and early 1960s, although Ms V Seymour lived at the house for several years in the late 1960s. Several long-term residents lived at the property from the late 1960s until the late 1970s. From the 1980s to the mid-2000s, large groups of residents suggest that the house was a rental¹⁴⁶ until the current owners (as of 2017) purchased the house in 2007.

Physical description

The villa at 19 Moir Street is one of the few houses on Moir Street that originally included a bay window. It has an intersecting gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The 1892 Ward Map shows a single-storey, four-roomed villa with an iron roof, bay window, and verandah.¹⁴⁷ At the time, it was the largest property on the west side of Town Acre 296. The garden is slightly shorter than the others on the street as the section for 31 and 33 Moir Street cuts across the back of the section.

The 1899 Drainage Plan for Walter Dear's property shows the plan of the house. The orientation of the site on Moir Street is the same as shown on the 1892 Ward Map, again confirming the original street number.¹⁴⁸

Alterations in 1950, including the addition of an external staircase at the rear of the property, reveal that a small outbuilding was added.¹⁴⁹ The external staircase may have been added after this alteration. The house was again altered in 2007, with the external staircase at the back of the property removed and an internal

¹⁴⁴ *Wises Street Directories*, 1898

¹⁴⁵ *Evening Post*, 29 September 1898, p.1

¹⁴⁶ *New Zealand Post Office Directories*, 1975-2015

¹⁴⁷ 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹⁴⁸ 00432:362:30255, 29 Moir Street, Private drainage connection application plans – 1892-1992. WCA; 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹⁴⁹ 00432:362; 29 Moir St, Private drainage connection application plans – 1950. Applicant: Kaldelis. WCA



staircase added at the front of the house,¹⁵⁰ enabling the large garden to be accessed from the ground floor. The original outbuilding was also kept and conserved at this time, retaining some of its original interior features, fixtures and fittings, and is now a garden shed and workshop.¹⁵¹

The alterations were carried out by conservation architect Chris Cochran in a style sympathetic to that of the original villa. The street-facing aspect has retained its bay window with double-hung sash windows. The original verandah has been replaced with a raised porch entranceway, accessed by steps leading up from a small landing, which, in turn, is accessed by symmetrical flights of steps leading up from both sides of the street frontage. One double-hung sash window sits to the right of the porch entranceway and a single casement window sits above the panelled door.

Above the bay window, the street-facing gable end of the intersecting gable roof has simple bargeboards and decorative finial. Corrugated iron roofing and painted timber rusticated weatherboards complete the exterior cladding, and an historically appropriate painted timber fence marks the boundary between the property and footpath. There is no car pad or garage.

The house is notable as a highly intact example of a late Victorian house and has some well-considered and sensitive alterations that add to its architectural and aesthetic values.

31 and 33 Moir Street (formerly 29 and 29a Moir Street) – Town Acre 296



Image: 31 Moir Street, M. Kelly 2017.

¹⁵⁰ 00078:3286:158902; 29 Moir St, Raise house on new foundations, remove fireplace and bathroom, create new rooms, fireplace, stairs – 2007. Building Permit/Consent, WCA

¹⁵¹ Personal communication with owners, Jan 2017



Street numbers changed in 1910 and the properties became 31 and 33 Moir Street. The street number change was due to a new house built on empty land owned by David Bell.

Built: c.1891 (Not shown on the 1892 Ward Map)

Architect / Builder: George Baker

Title number: WN339/184 (31 and 33 under same title)

Legal description: Lot 1 DP 8764 (aka Part Section 290, 297 Town of Wellington & Lot 1 Deposited Plan 8764)

History

Rate books from 1888 reveal that George Baker of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296.¹⁵² In 1890, George Baker paid a significantly lower amount for land, while the number of houses, and rate payers, increased on the street. This suggests that properties were built on Baker's land by his construction company, and then sold or leased.

From 1891–1894, Baker paid rates for two dwellings. As Baker paid such a low rate for land in 1890, it is likely that two properties were built on this last piece of land on the town acre. He paid a different rate for each house, which suggests that one was larger than the other. From 1895, these same amounts were paid by John Henderson, and Baker no longer appears in the rate books.¹⁵³ Henderson was the first resident at 31 Moir Street and lived there from 1896–1900.¹⁵⁴

A drainage plan was drawn up for Mr Henderson in 1896 and shows a single-storey house on the site, as well as a large three-roomed outbuilding made up of a 'shed', 'washhouse' and separate toilet.¹⁵⁵ The main house was altered by Henderson in 1898 and the plans show a four-roomed house with a central corridor and lean-to kitchen at the back.¹⁵⁶ Two small bedrooms were added to the back part of the house, which widened the existing lean-to and increased the house from four rooms to six rooms.

The specifications for the alteration included: corrugated iron roof covering, totara double-hung windows, kauri doors, painted matai rusticated weatherboards. The

¹⁵² Cook Ward Rate Books, 1884-1901. WCA

¹⁵³ Cook Ward Rate Books; in 1894, Baker's name is crossed out and a note is written about 'Mr John Anderson'; in 1895 John 'Henderson' is recorded as paying rates for the same amount as Baker's properties. This suggests an error in the records

¹⁵⁴ *Wises Street Directories*, 1885-1950

¹⁵⁵ 00432:362:30249, WCA. Note that this is filed under 20 Moir Street

¹⁵⁶ Early Permit WCC 00053:43:2754; Moir Street, alterations to lean-to of dwelling; Applicant: Henderson. Owner: Henderson; 22 Apr 1898;



1898 side elevation shows a hip roof and straight-roofed lean-to at the back. At some stage a second lean-to was added to the back of the main house.

The 1898 alteration plans also show that ‘the shed’ at the back of the property was lengthened by 5ft 6in. In 1900, a resident was recorded at 29a Moir Street, revealing that the former ‘shed’ was used as a house, and so became 33 Moir Street in 1910 when the street numbers changed.

The addition of the second property is confirmed by an advertisement in the *Evening Post*, October 1905 by Messrs W H Morrah and Co., announcing the public auction of ‘Nos 29 and 29a Moir Street’, described as;

*...valuable free-hold property comprising two Cottages, one of 6 rooms...and one of 3 rooms...both let to good tenants, together with a large level section having a frontage of 33ft to Moir St and a frontage to a right-of-way to Lloyd St.*¹⁵⁷

From 1905–1920, residents at 31 included a carpenter, iron worker, railway employee.¹⁵⁸ Frederick Smith was a long-term resident from 1922–1946 and changed jobs at least four times while there. Occupants were not recorded during the 1950s, and another long-term resident lived at the house from 1969–79. Occupants were often listed in large groups after this, suggesting the property was rented out.¹⁵⁹

In 1988, the existing structure at the back of the section, 33 Moir Street, was again extended.¹⁶⁰ Building work at 31 Moir Street for the demolition of a second lean-to and two internal walls, was to be completed at the same time, but may not have been carried out, as a lean-to still exists.

Physical description

31 Moir Street is a single-storey cottage on a corner site between Moir and Lloyd Streets. The front elevation faces onto Moir Street and the simple, symmetrical façade consists of two multi-paned double-hung sash windows sitting either side of a central doorway, and reminiscent of a Georgian box cottage. The shallow eave of the hip roof is defined with a simple timber border and eaves bracket detail. Painted rusticated weatherboards and corrugated iron roofing complete the exterior cladding. The house sits at street level and has a shallow step-back from

¹⁵⁷ *Evening Post*, 16 October 1905, p.8

¹⁵⁸ *Wises Street Directories*, 1885-1950

¹⁵⁹ *New Zealand Post Office Directories*, 1975-2015

¹⁶⁰ 00432:362:30257, 33 Moir Street, Private drainage connection application plans – 1892-1992. Alterations – 1988, Applicant: N Sadik, B Pewhairangi, WCA



the street. There is no division between the footpath and boundary, although an area of concrete in front of the house is used as a car pad.

31 Moir Street is notable as a highly intact example of late Victorian house designed in a style that is reminiscent of an earlier Georgian box cottage.

33 Moir Street is not visible from the street and has neutral streetscape values.

Even Numbers, right-hand side from Brougham Street

2 and 2a Moir St



Image: 2 (left) and 2a (right) Moir Street, M. Kelly 2017.

Date of Construction: 1995

Legal description: Lot 1 DP 81436

Title number: WN48A/425 (2 Moir St) WN48A/426 (2a Moir St)

History

The original house on this site, which can be seen in the Burton Bros. photograph, was built between 1881 and 1884 and was one of the first houses on the street.¹⁶¹ It was a single-storey, four-room cottage with a shingle roof and stables at the back of the property.

James Walter Ward, who purchased the land in 1881, lived in the house until 1938.¹⁶² He was a settler and waterworks official, or turncock, responsible for controlling the water on the street by turning it on and off at the mains. 'In each

¹⁶¹ Rates paid for a dwelling on the site by 1884. Cook Ward Rate Books, 1884-85, WCA

¹⁶² Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. James Ward purchased land (conveyance) on Town Acre 294 from Rev. Moir (and others) in 1881



street turncocks controlled the water, which ran for as little as one to two hours a day, and two or three times a week in the early days'.¹⁶³ Ms Jane Ward, presumably his daughter, lived in the house until 1965. After 1965 there were a number of different occupants, none of whom stayed for more than a few years.

An application for Building Consent for a 'New Building' was submitted in 1995 and the original house was removed from the site.¹⁶⁴ The Lot was subdivided, and 2 modern houses built as 2 and 2a Moir St. There were no occupants at 2 Moir St in 1995, and the street numbering resumed by 2000 as 2 and 2a Moir St.¹⁶⁵

Physical description

The houses, garages, and associated structures, including fences, do not contribute to the aesthetic values of the streetscape.

4 Moir Street – Town Acre 294



Image (left): 4 Moir Street, M. Kelly 2017.

Image (right): 4 Moir Street in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Built: Before 1879

Architect / Building: unknown

Title number: WN232/121

Legal description: Lot 1 DP 3159

Legal Description on drainage plan: Lot 5 Town Acre 295 (should be 294)

¹⁶³ A waterworks official responsible for turning on water at the mains. 'In each street turncocks controlled the water, which ran for as little as one to two hours a day two or three times a week in the early days.' <https://en.oxforddictionaries.com/definition/turncock>

¹⁶⁴ 'Historic zone plea fails', *The Dominion*, October 10, 1995

¹⁶⁵ *New Zealand Post Office Directories, 1995-2000*



History

This one of oldest buildings on the street, built before 1879,¹⁶⁶ and can be seen on the Burton Bros. photograph. James McGrath purchased land on Town Acre 294 from Rev. Moir (and Ors) in 1880¹⁶⁷ and by 1884 was paying rates for a dwelling on the site.¹⁶⁸ McGrath continued to pay rates until 1899 and lived on the street until this time.¹⁶⁹

Mrs Catherine Hunter lived at the house until 1901.¹⁷⁰ Robert Simpson, a preserver, and his family lived at 4 Moir Street from 1901 until 1955. His daughter was born at the house in 1901.¹⁷¹ Simpson is likely to have been the owner at this time as a permit for additions to the property submitted in November 1914 lists him as the owner.¹⁷² Around 1960, the property was rented out. Since then, it has had a frequent turn-over of residents, and a gradual increase in the number of tenants at one time, which suggests it still rented.¹⁷³

Physical description

The 1892 Ward Map shows a single-storey four-room cottage at 4 Moir Street. It had a lean-to verandah across the width of the façade and mixed roof cladding: iron at the front and shingle at the back. The use of shingle suggests that this is a very old house and could predate the formation of the street. The cottage has a distinct frontage; the symmetry of the façade, medium-pitch hip roof, and straight roofed lean-to verandah across its width are key characteristics of the early colonial cottage vernacular. Two large double-hung sash windows sit either side of the central entranceway. Decorative features include a fixed leadlight above the door, a simple timber balustrade and lace fretwork at the top of the verandah posts, and a simple timber border along the eaves of the verandah roof.

The visible section of the hip roof has undecorated eaves and is clad with corrugated iron. The verandah has a corrugated iron roof, timber decking and is slightly raised on a brick base to meet the entranceway. The exterior cladding of the façade is completed by painted, rusticated timber weatherboards.

¹⁶⁶ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

¹⁶⁷ Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

¹⁶⁸ Cook Ward Rate Books 1884-1889, WCA

¹⁶⁹ *Wises Street Directories*, 1885-1950

¹⁷⁰ Ibid.

¹⁷¹ *Evening Post*, 30 October 1901, p.6

¹⁷² Early permit: 00053:181:9981: 4 Moir St, additions – 20 Nov 1914. Applicant: Irvine and Burr. Owner: Robert Simpson. Legal Description: Lot 5 Town Acre 295 (should be 294)

¹⁷³ *New Zealand Post Office Directories*, 1975-2015



The street frontage is defined by a deep garden with paved path to meet the left side of the verandah, and historically appropriate unpainted low timber fence along the footpath with gate access. Mature trees obscure the edges of the façade from the street and separate the front garden from the short car pad that sits to the left.

The house is notable as one of the oldest houses in Matairangi Mount Victoria and in the heritage area. With the exception of the casement windows, it is a highly intact example of an 1870s cottage, particularly when viewed from the street.

6 Moir Street – Town Acre 295



Image: 6 Moir Street, M. Kelly 2017.

Built: 1884

Architect/builder: Harry Crump

Title number: WN455/285

Legal description: Lot 10 DP 6669

History

This two-storey cottage is one of a pair on the right-hand side of Moir Street likely to have been built by speculative builder Harry Crump, who acquired land on Town Acre 295 in 1887.¹⁷⁴ The cottages are shown on the 1892 Ward Map to

¹⁷⁴ Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 295, Archives New Zealand



have the same aspect and footprint, with two storeys, six rooms, iron roofs, and flat façades without bay windows or verandahs.

Crump later leased land to Thomas Cooper, and rate books reveal that Cooper paid rates for a 'dwelling' on the Town Acre from 1884 through to 1900.¹⁷⁵ In 1894, Cooper paid significantly higher rates than the previous year, and also for the cottage at 8 Moir Street, which suggests that alterations were made around this time. Drainage plans were drawn up for Mr T Cooper in 1902 and show that the entranceway to the ground floor was at the back of the property, with access to the first floor provided by an external staircase on left side of the house, which is still in place today.¹⁷⁶

The first occupant recorded as living at 6 Moir St was Henry Irvine, who lived at the house for two years.¹⁷⁷ After this, residents changed yearly until 1904, when John Casey and his family moved in. Casey, a labourer, was recorded as the only occupant until his death in 1914 at the age of 56.¹⁷⁸ In 1915, Denis Casey and John Casey junior, presumably his sons, lived at the house. John was also a labourer and Denis was a plumber. In 1917, Mr J. Scott submitted an appeal to the Third Military Service Board for Denis Casey to be granted extended leave in order that progress could be made with some contracts in hand. He was granted one month's leave.¹⁷⁹ From 1918–1924 Mrs Jane Casey, the late John Casey's wife, was the only occupant recorded at 6 Moir Street.

Walter Chown and his wife, Annie, then lived at the house until 1936.¹⁸⁰ Clyde Grant, a welder, was a long-term resident at 6 Moir Street, from 1938–1970, after which time the house was listed as 6 and 6a, suggesting that it had been converted into flats.

The house was converted into flats or a boarding house as early as 1919, when an inquest was held regarding the sudden death of Margaret Mary Smith, who was reportedly found dead in her room after she didn't answer the call to breakfast.¹⁸¹ By 1975, occupants were recorded at 6 and 6a Moir Street.¹⁸² In 1979, alterations were made to the two flats, and included the addition of a second external staircase to access the first floor from the back of the house, as well as the side.¹⁸³ The plans also show the ground floor bay window and two

¹⁷⁵ Wellington Special Grants – Town Acre 295, Archives New Zealand

¹⁷⁶ 00432:362:30238; 6 Moir Street, private drainage connection application plans – 1902, WCA

¹⁷⁷ *Wises Street Directories*, 1885-1950

¹⁷⁸ *Evening Post*, 8 October 1914, p.1

¹⁷⁹ *Evening Post*, 30 March 1917, p.8

¹⁸⁰ *Wises Street Directories*, 1885-1950

¹⁸¹ *Evening Post*, 1 August 1919, p.2

¹⁸² *New Zealand Post Office Directories*, 1975-2015

¹⁸³ 00058:1192:C51177; 6 Moir Street, 2 flats – additions and alterations, 23 Feb 1979, WCA



first-floor canted bays, which are on the present façade. Occupants have changed frequently since 1979.

Physical description

This two-storey house at 6 Moir Street is likely to be one of a pair with 8 Moir Street. It has a distinct façade with a street-facing gable end and high pitch roof. The top storey has a pair of canted bay windows with leadlight fanlights above casements, and flared bases clad with timber bevel-back weatherboards. An external access staircase to the second storey can be seen on the left-hand-side of the cottage.

The lower storey has a bay window on the left, with a single, wide pane casement to the street and casements with fanlights facing away from the street. The base of the bay is flared, and clad with timber bevel-back weatherboards, which suggests it may have been added later. On the right of the bay is a smaller casement window with fanlights, which sits flush against the façade.

The façade has pared-back decoration, including flat, shallow timber awnings with ornamental brackets above the three bay windows, simple timber bargeboards defining the gable, and a plain timber border around the casement window. The exterior cladding consists of corrugated iron roofing and painted, rusticated weatherboards with vertical timber trim on the corners.

8 Moir Street – Town Acre 295



Image: 8 Moir Street, M. Kelly 2017.

Built: 1884

Architect/builder: Harry Crump

Title number: WN435/127



Legal description: Lot 9 DP 6669

History

This two-storey cottage is one of a pair on the right-hand side of Moir Street likely to have been built by Harry Crump, who acquired land on Town Acre 295 in 1887. The cottages are shown on the 1892 Ward Map to have the same aspect and footprint, with two-storeys, six rooms, iron roofs, and flat façades without bay windows or verandahs.¹⁸⁴

Crump later leased land to his brother Colin Crump, also a land developer—he was a partner in Hawthorn and Crump—and later Mayor of Onslow, and rate books reveal that he paid rates for a ‘dwelling’ on the Town Acre from 1884–1900. A drainage plan for C.C. Crump was prepared in August 1901.

Occupants have changed every few years and included a butcher, carpenter, and storeman. Two long-term occupants were Mrs Teresa Chandler, a settler, from 1917–1924, and Thomas Stewart, a driver, from 1938–1952.¹⁸⁵ The current owner (as at 2017) has lived at the property since around 2015.¹⁸⁶

Physical description

This two-storey house at 8 Moir Street is likely to be one of a pair with 6 Moir Street. It has a distinct façade with a street-facing gable end and high pitch roof. The top storey has a pair of canted bay windows with lead light fanlights above casements, and slightly splayed bases clad with painted timber bevel back weatherboards.

The lower storey has a flat-roofed faceted bow window on the left, with casement windows and lead light top hung fanlights. The splayed base of the bow window is clad with painted timber bevel back weatherboards. On the right of the bow window is a covered, timber portico entranceway, with side balustrades clad in painted timber bevel back weatherboards, and steps leading up to a door with glass panelling insert and fixed fan light above.

The façade has pared-back decoration, including flat, shallow timber awnings with functional brackets above the second-storey bay windows, and simple timber bargeboards defining the gable. Corrugated iron roofing and painted rusticated weatherboards complete the exterior cladding.

¹⁸⁴ ‘WCC, Thomas Ward Survey Maps of Wellington City’.

¹⁸⁵ *Wises Street Directories, 1885-1950*

¹⁸⁶ *New Zealand Post Office Directories, 1975-2015*



10 Moir Street – Town Acre 295



Image: 10 Moir Street, M. Kelly 2017.

Built: 1888

Architect / Builder: unknown, possibly Robert Mason

Title number: WN462/279

Legal Description: Lot 8 DP 6669

History

Rate books reveal that Mrs E Short first paid for land on Town Acre 295 in 1887, and then paid rates for a dwelling in 1888. In the rate book for 1891, Mrs Short's name has been crossed out and Robert Mason's name written in. Robert Mason, a developer who built several other houses on the street, then paid rates for the property from 1891–1901. The amount of rates paid by Mason did not change over this time. An early drainage plan was drawn up for Mason in December 1900.¹⁸⁷

The first resident recorded at 10 Moir Street was William Costello.¹⁸⁸ Occupants changed frequently until 1934 and included: a carpenter, labourer and settler. Henry Hardham, a fireman, lived at the house for twenty years. It is likely that Hardham owned the cottage from the early 1930s, as a drainage plan was drawn up for Mr H Hardham in March 1931.¹⁸⁹

¹⁸⁷ 00432:362:30241; 10 Moir Street – Private drainage connection application plans, 1930. WCA. Includes early drainage plan; 'For Mr Mason', date stamped 1900

¹⁸⁸ *Wises Street Directories*, 1885-1950

¹⁸⁹ 00056:118:B10727; 10 Moir Street – dwelling additions, 9 March 1931, WCA



The proposed addition was for an extension to the lean-to at the rear of the house to include an internal bathroom next to the kitchen, and the existing lavatory in the separate block at the back of section to be removed. The plans show a single-storey cottage with four rooms, two each side of a central corridor, a lean-to kitchen at the end of the corridor, and a lavatory in a separate block at back of the section. A verandah runs the full length of the façade with windows either side of the central front entrance. This matches the 1892 Ward Map depiction of a single-storey, four-roomed cottage with iron roof and verandah.¹⁹⁰

Occupants have changed regularly since 1954 and the current owners (as at 2017) have lived in the house since around 2010.¹⁹¹

Physical description

This single-storey cottage at 10 Moir Street has a distinctive street frontage. The symmetry of the façade, medium-pitch hip roof, and straight roof lean-to verandah across its width are key characteristics of a colonial cottage. Two large double-hung sash windows sit either side of the central entranceway, with each sash divided by a single mullion. Decorative features include a fixed leadlight above the door, lattice fretwork at the top of each of the four verandah posts, and a carved timber border along the eaves of the verandah roof.

The hip roof is clad with corrugated iron and has a simple, undecorated timber border along the eaves. The verandah also has a corrugated iron roof, timber decking and is slightly raised to meet the entranceway. The exterior cladding of the façade is completed by painted timber rusticated weatherboards.

The street frontage is defined by three steps leading up to the centre of the verandah, a painted timber picket fence along the footpath on the left, and a concreted car pad on the right.

The house is notable as a highly intact example of a late 1880s cottage, particularly when viewed from the street.

¹⁹⁰ 'WCC, Thomas Ward Survey Maps of Wellington City'.

¹⁹¹ *New Zealand Post Office Directories, 1975-2015*



12 Moir Street – Town Acre 295



Image: 12 Moir Street, M. Kelly 2017.

Built: 1906

Architect / Builder: unknown

Title number: WN442/99

Legal description: Lot 2 DP 8903

History

Prior to 1906, the land on which 12 and 14 Moir Street now sit was a single section with a single house. The first house at 12 Moir Street was built some time before 1888. John Stevenson began to pay rates for a house on Town Acre 295 in 1888–1889.¹⁹² Stevenson appears in the rate books until 1898, and each year paid the highest rates for a house on this town acre, which indicates that it was the largest house on Town Acre 295. John Stevenson, then Richard Keene and finally W F Eggers were paying rates on the property.¹⁹³

In 1906, a permit and plans were issued to build two semi-detached cottages with a party wall on the section.¹⁹⁴ According to the permit, W F Eggers was the owner and applicant at the time and the estimated cost was £400. These two cottages became 12 and 14 Moir Street, and the addition of a second cottage to the site changed the numbering for houses at 16 through 24 Moir Street.¹⁹⁵

¹⁹² Cook Ward Rate Books 1884-1889, WCA

¹⁹³ Cook Ward Rate Books 1900-1, WCA. Keene's name is crossed out and Eggers name written in.

¹⁹⁴ 00053:124:6908; Early permit: 12, 14 Moir Street, semi-detached dwellings – 4 January 1906. WF Eggers owner and applicant

¹⁹⁵ 00053:124:6908; Early permit: WF Eggers owner and applicant; 12, 14 Moir Street – semi-detached dwellings, 4 January 1906



In 1928, L Israel submitted an application to subdivide the property on which the semi-detached cottages were erected. The application was declined by the City Engineer due to the very small area of proposed lots.

Occupants at 12 Moir Street have changed frequently since it was first built and have been mostly workers who stayed only one or two years. Occupants have included a settler, lithographer, hairdresser, railway employee, and painter. There have been a number of longer-term residents between 1927 and 2015.¹⁹⁶

Physical description

See 14 Moir Street for a description of both houses (12 & 14).

14 Moir Street – Town Acre 295



Image: 14 Moir Street, M. Kelly 2017.

Built: 1906

Architect / Builder: unknown

Title number: WN551/272

Legal description: Lot 1 DP 8903

History

Prior to 1906, the land on which 12 and 14 Moir Street now sit was a single section with a single house.

¹⁹⁶ *Wises Street Directories, 1885-1950. New Zealand Post Office Directories, 1975-2015*



In 1906, a permit and plans were issued to build two semi-detached cottages with a party wall on this lot.¹⁹⁷ According to the permit, W F Eggers was the owner and applicant at the time and the estimated cost was £400. These two cottages became 12 and 14 Moir Street, and the addition of a second cottage on the site changed the numbering for houses 16 through 24 Moir Street. After the cottages were built, the property was first listed in 1907 as 12a, and became 14 Moir Street in 1911. In 1928, L Israel submitted an application to subdivide the property on which the semi-detached cottages were erected. The application was declined by the City Engineer due to the very small area of the proposed lots.

The McKenzie family, including John, a labourer, and Roderick, a mariner, were the first to live at the new No. 14 house, and stayed until 1914.¹⁹⁸ Roderick McKenzie's son, Roderick jnr., was a crew member on board the ship *Pitcairn Island*, which burned at sea northwest of Cape Horn in May 1906, while on passage from Wellington to London. One of three Aotearoa New Zealanders on board, he was described as 'the son of a stevedore in the Union Company's service'.¹⁹⁹ He was reported drowned at sea in August 1906.²⁰⁰

Frederick Cole, a railway worker lived at the house until 1926. Occupants changed frequently after this and included a railway worker and hospital attendant. Since the mid-1940s, the cottage has seen a mix of short-term and long-term occupants.²⁰¹

¹⁹⁷ 00053:124:6908; Early permit: 12, 14 Moir Street, semi-detached dwellings – 4 January 1906. WF Eggers owner and applicant, WCA

¹⁹⁸ *Wises Street Directories*, 1885-1950

¹⁹⁹ *Grey River Argus*, 26 May 1906, p.2

²⁰⁰ *Evening Post*, 14 August 1906, p.1

²⁰¹ *New Zealand Post Office Directories*, 1975-2015



Description of 12 and 14 Moir Street.



Image: 12 and 14 Moir Street temporary image from Googlemaps 2021

These semi-detached cottages, with a shared hip roof, have a distinct and unique street frontage due to a centrally located concrete party wall that divides the symmetrical façade and projects slightly above the roof line. Bay windows sit either side of the party wall and have large single-paned casements, with three top-hung fan lights. These replaced what were bay windows with pairs of double-hung sash windows on the street-facing aspect, as shown on the plans submitted with the 1906 permit to erect the cottages.

The bays have sloping, low pitch roofs that align with the shallow eave of the hip roof. Both cottages have a side entranceway.

There is a visible difference in the exterior cladding of the cottages, suggesting that one, or both, have been re-clad at some point. On the left, painted timber bevel-back weatherboards have been used on the front bay and down the side of the cottage. There is also a shallow box window with double-hung sash windows between the façade and side entrance, which does not appear on the original plans. On the right, painted timber rusticated weatherboards have been used on the bay and down the side of the cottage. The façade of the right cottage has pared-back decoration with simple vertical timber borders on the corners of the bay.

Corrugated iron cladding has been used for the main roof and bay roofs. The cottages are set back from the street and the street frontage is completed by a small garden and historically appropriate unpainted timber picket fence across the full width of the site.

The houses are substantially intact examples of early 20th century semi-detached houses when viewed from the street, with the exception of the fenestration to the bay windows, and the weatherboards to one or both houses.



16 Moir Street (formerly 14 Moir Street) – Town Acre 296



Image: 16 Moir Street, M. Kelly 2017.

Built: 1888

Architect/Builder: Robert Mason

Title number: WN339/174

Legal description: Lot 2 Deeds Plan 489

History

This worker's cottage was built as one of a pair with 18 Moir Street by Robert Mason in 1888. Town Acre Deeds Index and Rate Books records reveal that Mason purchased the land in 1888, and paid rates for two houses from 1888–1901. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected by the size of the properties. This also suggests that no additions or alterations were made to the properties during this time.

The first occupant recorded at 16 Moir Street was Jonathan McCarthy, a labourer, who lived at the house until 1914 after which he appears to have moved to 20 Moir Street.²⁰² Walter Chown, a labourer, lived here from 1917–1925, before moving to 6 Moir Street. Occupants changed frequently until Percy Hurley, a plumber, lived at the house from 1938–1953, and then Cecil Crawford from 1954–1979.²⁰³ The current owners (as at 2017) have lived in the property on and off since 1995.

²⁰² *Wises Street Directories, 1885-1950*

²⁰³ *New Zealand Post Office Directories, 1975-2015*



Physical description

16 Moir Street is a narrow, single-storey worker's cottage with street-facing gable end and side entrance. It was built on the same site as No. 18 Moir Street and originally had a similar footprint, with three rooms and lean-to at the back, as shown by the 1892 Ward Map.²⁰⁴ The cottages shared an outhouse or washhouse across the back of the section. At some point the section was subdivided and both cottages now have large extensions at the back.

The cottage has been heavily modified by the addition of a second storey with a street-facing balcony set back from the front elevation. The roofline of the second storey is visible from the street and has 1970s references with its vertical extension of the cottage's left wall, joined to the sloping right wall by a curved apex.

There has been an attempt to preserve the original form of the façade, which has a boxed gable roof and flat casement window with three panes and top-hung fanlights. The façade has a finial, undecorated bargeboards, and a shallow corrugated iron awning above the window. Ornamental square brackets sit along the top board of the window frame and below the sill, in line with the vertical bars of the window.

The exterior cladding consists of corrugated iron roofing and painted timber bevel-back weatherboards on the façade and sides of the cottage. Set back from the street, a cottage garden and historically appropriate low, painted timber fence complete the street frontage.

18 Moir Street (formerly 16 Moir Street) – Town Acre 296



²⁰⁴ 'WCC, Thomas Ward Survey Maps of Wellington City'.



Image: 18 Moir Street, M. Kelly 2017.

Built: 1888

Architect/Builder: Robert Mason

Title number: WN339/175

Legal description: Lot 1 Deeds Plan 489

History

This worker's cottage was built as one of a pair with 16 Moir Street by Robert Mason in 1888. Town Acre Deeds Index and Rate Books records reveal that Mason purchased the land in 1888 and paid rates for two houses from 1888–1901. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected by the size of the properties. This also suggests that no additions or alterations were made to the properties during this time.

The first occupant recorded at 18 Moir Street was Robert Crickmore, who lived at the house from 1898–1903.²⁰⁵ From then until 1979 there were only three occupants; Thomas Ward, storeman, from 1904-1920; David Devlin, railway employee, from 1920-25; Thomas Wellham, labourer, 1925-61; and lastly Rose Wellham (widowed) until 1979. From 1980, a series of occupants suggests that the house was rented out. The current owner (as at 2017) has lived at the property since around 2015.²⁰⁶

Physical description

18 Moir Street is a narrow, single-storey worker's cottage with a small, gable roof façade. It was built on the same site as No. 16 Moir Street and had a similar footprint, with 3 rooms and a lean-to at the rear. The cottages shared an outhouse or washhouse across the back of the section. At some point the section was subdivided and both cottages now have large extensions at the back.

Under the gable, the façade has a central, vertical casement window with multiple panes. The barge board is decorated with ornamental lattice scrolls and high finial. The exterior cladding consists of painted timber rusticated weatherboards on the façade and painted corrugated iron on the sides and roof of the cottage. Set back from the street, a cottage garden and historically appropriate painted timber picket fence complete the street frontage.

²⁰⁵ *Wises Street Directories, 1885-1950*

²⁰⁶ *New Zealand Post Office Directories, 1975-2015*



With the exception of the pair of French doors on the street façade, the house is a substantially intact example of an early 20th century cottage, particularly when viewed from the street.

20 Moir Street (formerly 18 Moir Street) – Town Acre 296



Image: 20 Moir Street, M. Kelly 2017.

Built: 1888-89

Architect/Builder: unknown

Title number: WN24A/185

Legal description: Part Lot 6 Deeds Plan 165

History

The Thomas Ward Survey map shows a single-storey, four-roomed house with a lean-to at the back and verandah across the façade. At the time, the roof was clad in iron and there was a small outbuilding behind the house.

Rate books reveal that Edward James Hylton paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1889–1900, and Post Office directories confirm that Hylton lived at 18 Moir Street from 1892–1900. A drainage plan was drawn up in January 1897 'For Mr Hilton at 18 Moir Street', and shows that the lean-to kitchen at back of property had been widened since 1892.²⁰⁷ This plan looks similar to the present-day arrangement.

²⁰⁷ 00432:362:30256; Jan 25 1897. Private drainage connection application plans. Applicant: P.A. Rapp. (In WCA folder for 31 Moir Street, Plan no. 1267)



Hylton stopped paying rates in 1900, as his name is crossed out in the rate book and Arthur George Smith's name is written in. Smith lived at 18 Moir Street from 1902 until 1911. Jonathan McCarthy, a labourer, the first occupant recorded at 16 Moir Street, moved to 20 Moir Street in 1914 and lived there until 1925.²⁰⁸ Cecil Bellamore, a fireman, lived at the house until 1955, after which Mrs Bellamore stayed until at least 1961. The family of the current owner (as at 2017) have lived at the property since the late 1970s.²⁰⁹

Physical description

20 Moir Street is a single-storey cottage with hip roof and full-width lean-to verandah that is slightly raised to accommodate the slope of the street. The symmetry of the façade is defined by two double-hung sash windows either side of a central doorway. The panes of the sash windows are divided by a single mullion and the door features a three-tier fixed casement.

The verandah has a flared corrugated iron roof, timber decking, simple balustrade, and eight undecorated post supports. The façade has a simple timber border along the shallow eave of the roof, ornamental eaves bracket detailing, and a single leaded fixed fanlight above the door. Painted rusticated weatherboards and corrugated iron roofing complete the exterior cladding.

The street frontage consists of concrete steps leading up to the verandah and central entrance way, and a painted timber picket fence on a concrete base which runs the full width of the section, between the footpath and concreted area in front of the verandah.

The house is notable as a highly intact example of a late 1880s cottage, particularly when viewed from the street.

²⁰⁸ *Wises Street Directories, 1885-1950*

²⁰⁹ *New Zealand Post Office Directories, 1975-2015*



22 Moir Street (formerly 20 Moir Street) – Town Acre 296



Image: 22 Moir Street, M. Kelly 2017.

Built: c.1891-2

Architect/Builder: unknown

Title Number: WN34C/334

Legal description: Lot 7 Deeds Plan 165

(aka Part Section 290 and Part Section 297 Town of Wellington, Lot 7 Deeds Plan 165)

History

Rate Books reveal that James Embury paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1890-1901. The rates were the highest on the town acre, which indicates that the house and section were larger than others nearby. The house does not appear on the 1892 Thomas Ward Survey Map, so it is difficult to ascertain the exact scale of the house at the time it was built.²¹⁰ A drainage plan was drawn up for Mr Embury in May 1898, and shows a large house on the site, with a separate washhouse at the back of the section.

Embury lived on Moir Street until 1895.²¹¹ Occupants then changed every few years and included labourers, a settler, a cook, a traveller. An advertisement in the *Evening Post*, November 1910, announces the 'sale of the whole household furniture' at 22 Moir Street, and describes this as 'the contents of 6 rooms' which gives an indication that the house was one of the largest on the street.²¹²

²¹⁰ 'WCC, Thomas Ward Survey Maps of Wellington City'.

²¹¹ *Wises Street Directories*, 1885-1950

²¹² *Evening Post*, 19 November 1910, p.8



Hans Johansen, a mariner, lived at the house from 1913–1923. Johansen was probably the owner as he submitted plans to extend the washhouse in 1923.²¹³ The next long-term occupant was Samuel Melbourne, a tram employee, who had previously lived at 13 Moir Street since 1911, and stayed at 22 until 1931.²¹⁴ Phillip Gilbert, a labourer, then lived at the house until the early 1960s, from which time his wife, Mrs Hope Gilbert, was the only resident recorded until the mid-1970s.²¹⁵

Since then, there have been a number of different occupants. The current owners (as at 2017) have occupied the house since around 2010.²¹⁶

Physical description

This single-storey villa at 22 Moir Street is elevated above ground level. It has a double-hipped roof, with the valley concealed by a long ridgeline above the street elevation. It has a simple façade with symmetrical bay windows on either side of the central entranceway, accessed by a raised patio. Because the house has been raised, the bay windows are canted. The panes of the double-hung sash windows are each divided with a single mullion.

The façade is decorated with a flat timber awning with ornamental supports, which covers the leaded fixed fanlight above the front door. The shallow eave of the roof is defined with a simple timber border with eaves bracket detail. Painted rusticated weatherboards and corrugated iron roofing complete the exterior cladding.

The street frontage includes a concreted car pad on the left, and tiled steps on the right that lead to a raised patio area in front of the window and entranceway. A tall, painted timber picket fence on a concrete base divides the entranceway patio and car pad. The fence then runs the width of the patio, between square concrete posts, to the wrought iron gate that separates the patio steps from the footpath. The car pad is defined by a tiled border set in the concrete, separating it from the footpath, and the back garden is accessed through a tall picket fence to the left of the house.

Although the front garden has been adapted to accommodate a carpark, the house is notable as a highly intact example of an 1880s cottage, particularly when viewed from the street.

²¹³ 00055:11:A1106: 22 Moir Street, addition to dwelling – 20 Feb 1923; Owner: Johansen; Builder: C Jenkins, WCA

²¹⁴ *Wises Street Directories*, 1885-1950

²¹⁵ 00063:181:1975/21; Acquisition of 22 Moir Street: Estate of Mrs H. C. Gilbert, 1975-1976, WCA.

²¹⁶ *New Zealand Post Office Directories*, 1975-2015



24 Moir Street (formerly 22 Moir Street) – Town Acre 296



Image: 24 Moir Street, M. Kelly 2017.

Built: c.1891-2

Owner: Mrs Mary Anne Page

Title number: WN44C/894

Legal description: Lot 1 DP 74760

(aka Lot 2 Deposited Plan 77128, Lot 1 Deposited Plan 74760)

History

Rate books reveal that Mrs Mary Anne Page paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1891–1901. The house at 24 Moir Street does not appear on the 1892 Thomas Ward Survey Map, so it is difficult to determine its original plan and scale at the time it was built.²¹⁷ The rates Mrs Page paid were not particularly high in comparison to the rest of the Town Acre, which suggests that the house was of a modest size.

Mrs Page was a settler and lived at 24 Moir Street until 1930.²¹⁸ The Preston family then owned the house and made alterations to the outbuilding.²¹⁹ By 1935, the house was owned by the Equitable Building Investment Company, and the Prestons continued to live there until 1940.²²⁰ After this, Augustus Abrahams was the sole occupant until the mid-1970s. Since then, there have been a number of

²¹⁷ 'WCC, Thomas Ward Survey Maps of Wellington City'.

²¹⁸ *Wises Street Directories*, 1885-1950

²¹⁹ 00056:121:B10906, WCA

²²⁰ 00432:362:30252, WCA



different occupants, often in groups, which suggests that the property is used as a rental.²²¹

This is a single-storey raised cottage with flat façade and hip roof. The simplicity of the symmetrical façade, with one double-hung sash window either side of a central doorway, is reminiscent of a Georgian box cottage or early villa. The panes of the double-hung sash windows are each divided with a single mullion.

Physical description

The house at 24 Moir Street has a raised and cantilevered timber verandah with a convex roof, which is supported by four timber posts and covers the entranceway. Timber decking and a decorative balustrade continue to the right edge of the façade, where the verandah is accessed by a short flight of unpainted timber steps with open risers.

Other than the verandah, the decoration is minimal. The shallow eave of the roof is defined with a simple timber border and eaves bracket detail. Painted rusticated weatherboards and corrugated iron roofing and verandah cover complete the exterior cladding. The house is stepped back from the street and a concreted car pad runs the full width of the house. There is no division between the footpath and car pad.

Although the front garden has been adapted to accommodate a carpark, the house is notable as a highly intact example of an 1880s cottage, particularly when viewed from the street.

Comparative Analysis Summary

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

Comparable houses listed in Matairangi Mount Victoria

There are currently 17 individually scheduled houses in Matairangi Mount Victoria, and these include:

- Eight large houses designed by notable architects.

²²¹ *New Zealand Post Office Directories, 1975-2015*



- 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 Moir Street Heritage Area includes at least 14 houses that are notable as highly intact examples of mainly 19th century workers 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 Matairangi Mount Victoria, the Wellington District Plan includes 35 heritage areas, of which three are collections of houses. These are the Aro Valley Cottages Heritage Area, a group of ‘railway houses’ at the Tarikākā Street Settlement Heritage Area, and a ‘garden city’ development at the Salisbury Garden Court Heritage Area. The draft District Plan includes an additional eight residential heritage areas, and of these, five are proposed for Matairangi Mount Victoria. The remaining three are the proposed Ascot Street Heritage Area in Thorndon, and two groups of baches that are already listed by HNZPT at Mestanes Bay and Red Rocks.

The five proposed heritage areas for Matairangi Mount Victoria (and the proposed Ascot Street Heritage Area) encapsulate themes that are common to most of Wellington’s inner-city suburbs, including settlement by Māori and settler colonists / tangata Tiriti, high-density late 19th century urban development, growth of popularity of the outer suburbs, and the subsequent ‘rediscovery’ and gentrification of the inner suburbs from the late 20th century. The proposed Matairangi Mount Victoria heritage areas illustrate these themes, within the local context of history, landscape and topography, and connections between people and place.

The Aro Valley Cottages Heritage Area has the most similarities with the six proposed new inner-city residential heritage areas. It is a small collection of 12 single and two-storey houses built between 1873 and 1903 and is situated along a busy thoroughfare along lower Aro Street. The area is listed by both HNZPT and the WCC. The proposed Moir Street Heritage Area differs from the Aro Valley Cottages Heritage Area in that it is a much larger collection (30+ properties) and includes a wider range of examples of late 19th century workers’ dwellings. The narrow ‘no-through road’ of Moir Street provides an intimate setting for the heritage area, and is somewhat comparable with the groups of houses listed in the District Plan along Holloway Road in the Aro Valley.

The unique features of the Moir Street Heritage Area include that the area is a collection of diminutive houses on small sections that give the narrow street its particular historic character within Matairangi Mount Victoria. Most of the houses



were designed as workers' dwellings and are substantially unchanged since the early 20th century.

Significance Criteria

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

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

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

The Moir Street Heritage Area demonstrates these themes at a micro or street level, particularly the history of early speculator housing and subdivision, street formation and inner-city residents' associations.

(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

Moir Street has some historic value for its association with people who contributed to local history, but have effectively been forgotten over time. Moir Street is named



after the Rev. John Moir who lived at 134 Brougham Street. Moir was a key figure in the establishment and development of the Presbyterian Church in the wider Wellington region, including St John's Church on Willis Street.

- (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.**

Moir Street has significant historic value for its contribution of the social history of Wellington. The concentration of houses in this narrow street illustrates the lives of working-class people in the 19th and early 20th century. The Moir Street Heritage Area adds to the wider story of Matakairangi Mount Victoria, which is generally considered to have been an affluent suburb.

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.

Many of the houses are built prior to 1900, making them built archaeological sites under the Heritage New Zealand Act Pouhere Taonga 2014, and many are listed in Thomas Ward Survey Map 1892, making them part of the Archaeological site R27/270.

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

Moir Street has significant architectural value for its concentration of notable, highly intact examples of working-class dwellings that date from the 1870s to the early 20th century.



(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.*

Moir Street has significant townscape value for its highly cohesive streetscape of houses similar in age, style, form, scale, and building materials. Many were built to the same plan by a builder / developer. Most are substantially unchanged since the early 20th century.

The scale of development in Moir Street, with diminutive houses on small sites, gives the Moir Street Heritage Area its own distinct character and sense of place within the context of Mairangi Mount Victoria.

(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 Moir Street Heritage Area has significant group value within Wellington city and region. It is one of a group of heritage areas set within Mairangi Mount Victoria. These are Armour Avenue, Doctors Common, Elizabeth Street, Moir Street and Porritt Avenue.

The heritage area is highly cohesive because of similarities in the built form, scale, style, and age of the buildings. The houses in Moir Street were generally built between the 1870s and early 1900s, and the predominant use of the construction materials of timber and iron give the area an obvious coherence. The houses are all similar forms - cottages, villas and bungalows.

There are several groups of houses in the heritage area that were built to the same plan, at the same time, by the same builder or developer, adding coherence to the streetscape.

(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 wider context is the



suburb of Matakairangi Mount Victoria, most of which is considered to be a special character area, well-known for its pre-1930 housing.

(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 Moir Street Heritage Area has some technological value because it demonstrates a chronology of design trends and construction methods during the late 19th century. Of particular note are the six worker's cottages with their repetition of basic form, construction, and materials.

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

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

The group retains significant fabric from the time of its construction—particularly the elevations, roofs, and external features that can be viewed from the street. Even the alterations made to many of the front elevations illustrate popular trends in domestic architecture up until the late 1920s, and the majority of alterations reference elements of the cottage bungalow vernacular. These changes have their own integrity.

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



Although the Moir Street Heritage Area includes some of the oldest settler colonist houses in Matairangi Mount Victoria, it is not considered particularly old in the context of human occupation of the Wellington region.

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

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

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

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

Moir Street has significant social value for the enduring engagement with the street by its residents, and concerns about new development in the street in the 1990s prompted changes to the District Plan rules for historic character.

(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.

Not assessed. The Heritage Area overlays part of SASM #164 Waitangi Awa.

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

The Moir Street Heritage Area's combination of a short, narrow street flanked by mostly workers' cottages is rare in Matakairangi Mount Victoria and is one of few examples in an inner-city suburb of Wellington outside Thorndon and Aro Valley.

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

The Moir Street Heritage Area is a good representative example of the development of Matakairangi Mount Victoria as a residential suburb. It is a well-defined area that makes a specific contribution to the character of Matakairangi Mount Victoria, exemplifying the kind of settlement patterns prevalent in many parts of Wellington in the period from the late 1870s to the mid-1890s. The rapid development of the street gives it a consistent visual quality and sense of historic character.

Recommendations

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

The Moir Street Heritage Area has significant **historic** value as it is associated with important themes that are identified in Council's *Thematic Heritage Study of Wellington* completed in 2013. These include the history of early speculator housing and subdivision, street formation and inner-city residents' associations.

The history of Moir Street also has significant historic value for its contribution of the social history of Wellington, particularly the lives of working-class people from the 19th and early 20th century.



The area has significant **physical** values including notable **architectural**, **townscape** and **group** values. The heritage area includes a distinctive and cohesive streetscape of compact houses on small sites, that are similar in age, style, form, scale, and building materials. Most are substantially unchanged since the early 20th century.

Matairangi Mount Victoria has significant **social** values to its local communities, and the heritage area is considered to be **rare** in Matairangi Mount Victoria as an enclave of diminutive working-class houses within a more affluent suburb. The houses are good **representative** examples of the of Victorian, Edwardian, and early 20th century houses that typify Matairangi Mount Victoria.

Other recommendations:

Although 134 Brougham Street was originally recommended to be individually listed as a heritage building, it fits as an important part of the wider narrative of the Moir Street Heritage Area and would contribute to the heritage values of the area. As such it is recommended that the house is included within the Moir Street Heritage Area.

The house is a highly modified example of a Victorian cottage that has historic value for its association with Rev. John Moir, after whom Moir Street is named. The District Plan Heritage Area rules are likely to be a good way to manage the values of the place.

Heritage Assessment Criteria

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

A: Historic values	Significant
(i) Themes	Y
(ii) Events	
(iii) People	
(iv) Social	Y
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	
(i) Sentiment	
(ii) Recognition	Y
(iii) Sense of place	
D: Tangata whenua values	See SASM #164
E: Rarity	Significant
F: Representativeness	Significant

Extent of the Place

The Moir Street Heritage Area includes all buildings and structures at:

- 134 Brougham Street
- 1, 2, 2a, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 31, 33 Moir Street

Exclusions:

The c.1995 houses at 2 and 2a Moir Street are considered to be 'non-heritage' for the purpose of the heritage area demolition rules.

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 structure
- 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
134 Brougham Street	3
1 Moir Street	3



2 Moir Street	Neg
2A Moir Street	Neg
3 Moir Street	3
4 Moir Street	3
5 Moir Street	3
6 Moir Street	2
7 Moir Street	2
8 Moir Street	2
9 Moir Street	3
10 Moir Street	3
11 Moir Street	3
12 Moir Street	2
13 Moir Street	2
14 Moir Street	2
15 Moir Street	2
16 Moir Street	2
17 Moir Street	2
18 Moir Street	3
19 Moir Street	2
20 Moir Street	3
21 Moir Street	2
22 Moir Street	3
23 Moir Street	2
24 Moir Street	3
25 Moir Street	2
27 Moir Street	2
29 Moir Street	3
31 Moir Street	3
33 Moir Street Note: The house at 33 Moir Street was considered in the 2016-17 Mount Victoria Historic Study to be a building	1



<p>“that does not contribute to the area”, presumably as it is not visible from the street. This was reviewed in 2021, and the house is considered to contribute to the historic values and integrity of the heritage area.</p>	
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00053:124:6908; Early permit: WF Eggers owner and applicant; 12, 14 Moir Street – semi-detached dwellings, 4 January 1906

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Appendices


Appendix 1 Comparative Analysis



Appendix 2 Wellington Thematic Heritage Study 2013






Appendix 1 Comparative Analysis

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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Armour Avenue Heritage Area	Armour Avenue, Mairangi 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. Mairangi 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>

<p>Doctors Common Heritage Area</p>	<p>Matairangi Mount Victoria</p>			<p>The proposed Doctors' 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>
<p>Elizabeth Street Heritage Area</p>	<p>Two eastern street- blocks of Elizabeth Street from Brougham Street to the Town Belt.</p>			<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 Matairangi 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>



<p>Moir Street Heritage Area</p>				<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>
<p>Porritt Avenue Heritage Area</p>				<p>The proposed Porritt Avenue Heritage Area includes a group of 45+ houses. It is an unbroken streetscape of Victorian and Edwardian houses. All the houses are the first dwellings on their site, and all were built within a 25-year period (c.1885-1910). This makes Porritt Avenue the most intact street of any in Matakairangi Mount Victoria.</p>
<p>Aro Valley Cottages</p>		<p>HNZPT – Aro Street Historic Area. WCC – Aro Valley Cottages</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>



		Heritage Area.		
Tarikaka Street		WCC - Tarikaka Street Settlement Heritage Area		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.
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

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

A	MIGRATION/ IMMIGRATION	
A1.1	Maori migration	
A1.1H	Streams and waters	Yes - see SASM #164 Waitangi Awa
A1.4	Vogel-era assisted immigration (1871-1882)	
A1.4E	Early speculator housing	Yes
A2	Settlement Patterns	
A2.2	Colonisation	Yes – Matairangi Mount Victoria is generally one of the earliest established suburbs
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes
A2.2F	Housing	Yes
A2.2G	Roads	Yes
A2.3	Suburban expansion	
A2.3A	Speculator housing	Yes – some inner-city speculator housing
A2.5	Gentrification/ protection of heritage housing	
A2.5A	District scheme protection	Yes
A2.5B	Inner-city residents' associations/ societies	Yes
A2.5C	Restored houses/ precincts	Yes
A2.6	Return to city living/ apartment dwelling	
A2.6A	Subdivision of old sections for new housing	Yes
A3.4	Forest clearance	
A3.4B	Early timber structures	Yes
A3.7	Street and sub-divisional earthworks	
A3.7A	Early pick and shovel sub-divisional earthworks	Yes