

Historic Heritage Area Evaluation

Porritt Avenue Heritage Area Porritt Avenue, Mount Victoria



November 2021

Historic Heritage Evaluation

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



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Executive Summary

The Porritt Avenue Heritage Area was identified in the Mount Victoria Heritage Study in 2016-17 as having significant heritage values. The heritage study recommended Porritt Avenue be scheduled in the District Plan as the “Porritt Avenue Heritage Area”, and 115 Brougham Street be included as a heritage building. This was reviewed in the Planning for Growth work programme in 2020, and the boundaries of the proposed heritage area were adjusted to include 115 Brougham Street.

Overview

The proposed heritage area comprises the length of Porritt Avenue and an adjoining property at 115 Brougham Street. The heritage area is notable for its unbroken streetscape of Victorian and Edwardian houses. All the houses are the first dwellings on their site, and all were built within a 25-year period (c.1885-1910). This makes Porritt Avenue the most intact street of any in Mount Victoria.

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 Ngāi Tara, particularly at Te Akatarewa Pā, associated with Ngāti Hinewai Hapū. The suburb of Mount Victoria was established within the first few decades of Wellington’s founding, within the context of the disputed purchase of Te Whanganui-a-Tara Wellington by the New Zealand Company in 1839.

Porritt Avenue typifies the key patterns of development of Matairangi Mount Victoria at a street or micro-level. These include the high density development that occurred in the late 19th century in a city constrained by its Town Belt and surrounded by steeply sloping hills. This changed when reliable transport led to the growth of the outer suburbs, and the popularity of the inner-city suburbs declined from the 1920s onwards. Many houses in Mount Victoria were divided into flats or converted into boarding houses. The decline of Mount Victoria was reversed from the 1970s with a return of owner-occupants who repaired and renovated the older houses.

The area has been home to some notable people including Kate Evans, the first woman to graduate from an Aotearoa New Zealand university; educator Henrietta McDonnell and her husband Colonel Thomas McDonnell, a soldier in the New Zealand Wars; nurses Florence Gee and Mabel Fletcher; translator and civil servant Thomas Poutawera; and the long-standing city councillor William Gaudin.

The houses in Porritt Avenue retain much of their original late 19th / early 20th century architectural features and most of the houses are demonstrably from this period. Some houses were altered during the 1920s-1930s to present more of a bungalow style that was fashionable at the time—including the adoption of casement windows and modifications to the bay windows and verandahs. These early alterations are considered part of the heritage fabric of the houses and the overall heritage area.



Recommendations

There are three main recommendations for the Porritt Avenue Heritage Area.

The first is to schedule the Porritt Avenue Heritage Area in the Wellington District Plan.

The second is to include 115 Brougham Street in this heritage area, rather than to include it in the schedule of individual heritage buildings. A suggestion is 115 Brougham Street should be included in the Armour Avenue Heritage Area because it is not visible from the Porritt Avenue Heritage Area.

The final recommendation is to consider whether Tutchen Avenue has sufficient heritage values to meet the Wellington City Council and Greater Wellington Regional Council heritage criteria and thresholds. This would require further research and analysis.

Summary Statement of Significance

Based on the preceding evaluation, the Porritt Avenue 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 Porritt Avenue Heritage Area has significant **historic** value as it is associated with important themes identified in Council's 2013 *Thematic Heritage Study of Wellington*. These include the history of migration to Te Whānganui-a-Tara Wellington by Māori and colonial settlers / Tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839. The history of the heritage area illustrates the creation of high-density inner-city suburbs in the late 19th and early 20th centuries, suburban expansion in the early and mid-20th century, and a return to inner-city living in the late 20th century. Houses within the heritage area are strongly associated with people and organisations that made significant contributions locally, regionally and nationally.

The area has significant **physical** values including notable architectural, townscape and group values. The heritage area includes an uninterrupted streetscape of Victorian and Edwardian houses. Most are substantially unchanged since the early 20th century.

Matairangi Mount Victoria has significant **social** values to its local communities. In Matairangi Mount Victoria, the heritage area is considered to be **rare** for the integrity and intactness of the streetscape. The houses are good **representative** examples of the Victorian, Edwardian, and early 20th century houses that typify Matairangi Mount Victoria.



Purpose

The purpose of this document is to consider the Porritt Avenue Heritage Area located at Porritt Avenue, and 115 Brougham Street 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 Matarangi Mount Victoria. It has been updated, revised, and assessed against the current GWRC and WCC heritage criteria and thresholds.

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



Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	The Porritt Avenue Heritage Area incorporates the length of Porritt Avenue. Porritt Avenue runs between Pirie Street at the north and Ellice Street at the south. From north to south, it is intersected (from the west) by Tutchin Avenue, a narrow, no-exit lane and then Armour Avenue (also from the west), approximately halfway down. Armour Avenue also joins up with Brougham Street. The heritage area also includes 115 Brougham Street.
NZTM grid reference	
WCC Heritage Area	None
Sites of significance to Māori	The heritage area overlays part of #164 Waitangi Awa. 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.
HNZPT Historic Area	Not listed
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Central City NZAA R27/270 R27/607 on properties 20, 22, 24 Porritt Ave R27/504 on property boundary of 54 Porritt Ave
Other names	115 Brougham Street is also known as 61 Ellice Street and Rowena's Lodge

List of places

Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
1 Porritt Avenue	Part Lot 12 DP 296			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
	WN47/11			
2 Porritt Avenue	Part Lot 4 DP 81 WN32C/687			R27/270
3 Porritt Avenue	Lot 13 DP 296 WN47/130			R27/270
4 Porritt Avenue	Part Lot 4 DP 81 WN136/226			R27/270
5 Porritt Avenue	Lot 14 DP 296 WN44A/440			R27/270
6 Porritt Avenue	Part Lot IV DP 81 WN26A/106			R27/270
7 Porritt Avenue	Lot XV DP 296 WN45/85			R27/270
8 Porritt Avenue	Part Lot IV DP 81 WN134/100			R27/270
9 Porritt Avenue	Lot 1 DP 6412 WN26D/102			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
10 Porritt Avenue	Part Lot IV DP 81 WN134/99			R27/270
11 Porritt Avenue	Lot 2 DP 6412 WN308/88			R27/270
12 Porritt Avenue	Part Lot 18 DP 374 WN96/23			R27/270
13 Porritt Avenue	Lot 1 DP 470580 636235			R27/270
14 Porritt Avenue	Part Lot 17-18 DP 374 WN54C/548			R27/270
15 Porritt Avenue	Lot 44 DP 645 and Part Lot 43 DP 645 WN76/252			R27/270
16 Porritt Avenue	Lot 16 DP 374 WN61/240			R27/270
17 Porritt Avenue	Part Lot 42 and Part Lot 43 DP 645 and Part Section 329			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
	City of Wellington WN92/175			
18 Porritt Avenue	Lot 15 DP 374 WN63/15			R27/270
19 Porritt Avenue	Part Lot 41-42 DP 645 WN46C/684			R27/270
20 Porritt Avenue	Part Lot 46 DP 645 WN133/14			R27/270 R27/607
21 Porritt Avenue	Part Lot 41 DP 645 WN49B/722			R27/270
22 Porritt Avenue	Lot 1 DP 85375 WN53B/132			R27/270 R27/607
23 Porritt Avenue	Lot 39 DP 645 WN103/179			R27/270
24 Porritt Avenue	Lot 48 DP 645 WN9B/111			R27/270 R27/607
25 Porritt Avenue	Lot 37 DP 645			R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
	WN109/230			
27 Porritt Avenue	Lot 35 DP 645 WN52D/209			R27/270
29 Porritt Avenue	Lot 33 DP 645 WN20C/319			R27/270
31 Porritt Avenue	Lot 31 DP 645 WN109/252			R27/270
33 Porritt Avenue	Lot 29 DP 645 WN58B/428			R27/270
34 Porritt Avenue	Lot 16A DP 645 WN113/185			R27/270
35 Porritt Avenue	Lot 27 DP 645 WN99/99			R27/270
36 Porritt Avenue	Lot 16 DP 645 WN112/26			R27/270
37 Porritt Avenue	Lot 25 DP 645 WN116/207			R27/270
38 Porritt Avenue	Lot 15 DP 645 WN43C/986	#164 Waitangi Awa.		R27/270



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
39 Porritt Avenue	Lot 23 DP 645 WN104/255	#164 Waitangi Awa.		R27/270
40 Porritt Avenue	Lot 14 DP 645 WN109/253	#164 Waitangi Awa.		R27/270
41 Porritt Avenue	Lot 21 DP 645 WN86/198	#164 Waitangi Awa.		R27/270
42 Porritt Avenue	Lot 13 DP 645 WN7A/553	#164 Waitangi Awa.		R27/270
43 Porritt Avenue	Lot 19 DP 645 WN86/232	#164 Waitangi Awa.		R27/270
45 Porritt Avenue	Lot 17 DP 645 WN75/293			R27/270
46 Porritt Avenue	Lot 12 DP 645 WN101/189			R27/270
48 Porritt Avenue	Lot 11 DP 645 WN41B/928 WN41B/927			R27/270
49 Porritt Avenue	Lot 4 DP 645 WN75/160			R27/270



List of places

Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
50 Porritt Avenue	Lot 11 DP 645 WN41B/928 WN41B/927			R27/270
52 Porritt Avenue	Lot 10 and Part Lot 9 DP 645 WN23D/975			R27/270
54 Porritt Avenue	Part Lot 9 DP 645 WN8A/159			R27/270 R27/504 (on property boundary)
115 Brougham St (aka 61 Ellice Street)	Lot 1 DP 34813 WN11C/72			R27/270



Extent: WCC 2020



Historical Summary

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

Land history

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

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

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

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

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

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

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 Whanganui a Tara Me Ona Takiwa," 17–18.

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

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



settlers in 1839, who chose Port Nicholson as the site for its first settlement of British immigrants. The town was laid out, and settlers began to arrive in 1840. A European settlement quickly developed, and local mana whenua were pushed out of their lands.⁶

Sale and purchase

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

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

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

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

The land around the suburb of Matairangi Mount Victoria was at that time associated with the wider rohe of Te Aro Pā. The settlement was one of the largest in the region and was established before the 1820s. By the 1840s the settlement near Taranaki Street included about 2 hectares, along with

⁶ Love, "Te Āti Awa of Wellington."

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

⁸ Ibid



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

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

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

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

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

*The land reserved for [Māori in Wellington] by McCleverty amounted to an average of 21 acres per person, a land base which we have found to be completely inadequate for both their short- and long-term needs, and much of the land reserved for them was of poor quality.*¹⁴

Te Ara, The Encyclopaedia of New Zealand notes that:

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

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

¹¹ Ibid

¹² Ibid

¹³ Ibid

¹⁴ Ibid



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

Mount Victoria

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

At the beginning of the 20th century the development of the land within the Porritt Avenue Heritage Area was substantially complete, 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.¹⁶ This was due to the hilly terrain and lack of transport infrastructure which meant people generally lived within walking distance of the town. Sheep grazed the steepest hills of the now inner and outer suburbs of Wellington, with dairying and food production on some 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".¹⁷

Porritt Avenue illustrates many development patterns of Matairangi Mount Victoria and the inner suburbs. The subdivision of the Tutchin farm reflects the population growth and subsequent development pressures in Wellington in the late 19th and early 20th centuries. This conversion of farmland into a residential street reflects the intensification taking place in other inner-city suburbs such as Pukeahu Mount Cook and Newtown.

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

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

¹⁷ Ibid, p13



Early Settlement – Tutchen Farm

The Tutchen Farm played a significant role in the early history of the street. The farm occupied Town Acres 330, 331 and 323. Peter and Sarah Tutchen, then aged 40 and 39, arrived on the *Arab* in October 1841, together with their six children. Their early movements are not known but by 1849 they were farming in Happy Valley. In the mid-1850s the family moved to Brougham Street where they established a small dairy farm for town supply. Peter Tutchen died in 1861 and his widow Sarah took over ownership of the farm, run by her two sons. Rate books, which began in 1863, show the family owning Town Acres 322, 324, 330 and 331, and occupying 323. In 1868, the family bought 323, and in 1869 began occupying 329. Some of these town acres were held in the name of Peter and Sarah Tutchen's children – Josiah, Samuel and, principally, Simon. By the early 1870s, Simon Tutchen was paying rates on Town Acre 323, later occupied by 87 Brougham Street. After his death in 1872, his mother Sarah took over paying the rates. In 1878, Thomas Ladd took over farming the land, but ownership was retained by the Tutchens. In 1880, Janet Tutchen (better known as Jessie Tutchen), the widow of Simon Tutchen and an executor of his estate, took over occupation of 323. Although the land was brought under the Land Transfer Act in 1874, it remained farmed and unused for housing or any kind of dwelling until at least 1882 (the year Sarah Tutchen died), when sale of the Tutchen Estate was announced. In 1885 E H Beere drew up a subdivision plan for portions of Town Acres 330 and 331. Town Section 323 was surveyed for Jessie Tutchen in September 1887. Sections were sold slowly over the next decade and by 1892 five houses had been built on the town acre. The key to use of the land was construction of a short street (Tutchen Avenue) from what is now Porritt Avenue (then Tutchen Street) into the acre. This section was settled first and extended along until the boundary of Town Acre 329, ending in an informal cul-de-sac and farmland.

The Gray Estate

The lower part of Porritt Avenue was created with the subdivision of the Gray Estate, extending the street through from Pirie Street to Ellice Street. William Gray, his wife, and son William (age 8) arrived from Aberdeen on the *Simlah* in 1852 and settled first in Ngāmotu New Plymouth. He became Postmaster in Ngāmotu New Plymouth, Chief Clerk in Whakatū Nelson, Secretary in Ōtepoti Dunedin and Tāmaki Makaurau Auckland and Inspector of Post Offices, then Secretary of the General Post Office.¹⁸ The Gray Estate comprised of Town Acres 318-322 and 325-329.

¹⁸ Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.158



Town Acre 325 was originally granted to Elizabeth Barr in 1864 and transferred to William Gray in 1876 under the Land Transfer Act. In 1872 Gray purchased Town Acre 326. There was no Crown Grant issued for this Town Acre. Town Acres 327 and 328 were granted to William Burgess on 3 August 1859. After a complex series of transactions, William Waring Taylor acquired them in 1869 and they were transferred to the Gray Estate on 28 March 1870. Town Acre 329 was originally granted to Robert Ker. & others, issued through the Crown Grant, then transferred to J E Smith on 22 May 1863. It was brought under the Land Transfer Act in 1870 and presumably purchased by the Gray family then.¹⁹

William Gray died in December 1873.²⁰ In December 1893 Thomas Ward surveyed sections 320-322 and 325-329 for Catherine Gray and D Gray. This survey shows the extension of Tutchen Street through to Ellice Street and the sections divided up for development and sale.²¹ This subdivision of the Gray Estate marked the formation of Porritt Avenue as we know it today, extending through from Pirie Street to Ellice Street. Catherine Gray died in 1919.

The Victoria Block was the last major subdivision on Matairangi Mount Victoria. It consisted of the seven town acres of the Gray Estate, bordered by Brougham, Austin and Ellice Streets. The Grays sold the land in 1893 and development of the block started with the creation of three new streets in 1894: Brougham Avenue (now Armour Avenue), Tutchen Street (now Porritt Avenue) and Victoria Avenue (now Albany Avenue). Water, drainage and gas were soon laid on.

Naming of the street

Originally called Tutchen Street after the sale of land from the Tutchen Farm, the street has undergone several name changes. In 1910 The Wellington City Council aired the topic of street naming and duplicate titles. Under consideration was a suggestion Tutchen Street be renamed Ellice Avenue.²² Eventually, the street was renumbered and renamed as Ellice Avenue to commemorate a director of the New Zealand Company, Russell Ellice. It was later renamed again as Porritt Avenue, after Olympian, International Olympic Committee member, brigadier, surgeon and Aotearoa New Zealand's 11th Governor-General, Sir Arthur Porritt.

¹⁹ Town Acres 325-329, Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, c. 1844-c. 1969, Archives New Zealand

²⁰ *Evening Post*, 8 December 1873, p.2

²¹ Town of Wellington, Plan of Sections 320 to 322 & 325 to 329, Survey Map, December 1893, Wellington City Archives (WCA)

²² *Dominion*, 6 May 1910, p.2



Private education

Three houses in the Porritt Avenue Heritage Area were purpose-built as private boarding and day schools for girls in the 19th century, beginning with the construction of a secondary school in 1890-91 at 115 Brougham Street run by Henrietta McDonnell, followed by another secondary school opening in 1895 at 49 Porritt Avenue run by Kate Evans, and another school opening in 1899 at 42 Porritt Avenue, designed and built for Flora Sheppard.

Traditionally, Māori educated children in *whare wānanga* (houses of learning), and from 1816 missionaries established schools to teach Māori and the missionary's children.²³ Between 1852 and 1876, provincial governments gave grants to private schools and established new schools. Children from affluent families could attend private fee-paying schools, while church schools and Sunday Schools provided low cost or free education. The Education Act of 1877 established free secular education available from ages 5 to 15 years, which was compulsory for children aged 7 to 13 years.

Secondary schools like Wellington College (established nearby on Dufferin Street in 1876) and Wellington Girls' High School (later Wellington Girls' College, established 1882) were generally for a single gender (boys or girls), charged fees, and were highly academic. Although some scholarships were available, people with a secondary school education usually came from well-off families, and fewer girls were educated at secondary schools than boys.

Private fee-paying secondary schools were the norm until 1903 when the Secondary Schools Act, and related acts of 1903, provided free state secondary education.²⁴ By 1910, all of the private girls' schools in the heritage area had closed. Wellington East Girls' College in Austin Street Matakairangi Mount Victoria was established in 1924 by the government to provide free public education for girls, and to ease overcrowding at Wellington Girls' College, which by then was also government-run.²⁵

A changing suburb

Porritt Avenue illustrates many of Matakairangi Mount Victoria's historic development patterns. The area started with the subdivision of the Tutchens

²³ Nancy Swarbrick, 'Primary and secondary education - Education from 1840 to 1918', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/primary-and-secondary-education/page-2> (accessed 18 November 2021)

²⁴ Olliver, Alan, 'The Brougham Hill Schools', *Mount Victoria Historical Society News*, No. 47, October 2008

²⁵ WCC, "Wellington East Girls' College Main Building", *Wellington City Heritage* [website] [Wellington East Girls' College main building - Wellington Heritage - Absolutely Positively Wellington City Council Me Heke Ki Poneke \(wellingtoncityheritage.org.nz\)](https://www.wellingtoncityheritage.org.nz/) [accessed November 2021]



dairy farm, which supplied the growing city with fresh produce from the late 1840s.²⁶ Construction of the railways to Te Awakairangi the Hutt Valley and Wairarapa in the 1870s and to Tawa and Johnsonville in the 1880s made supplying the city with goods easier, allowing farmland around the central city and inner-city suburbs to be redeveloped for housing. A shortage of flat land within walking distance of the city led to the development of high-density inner-city suburbs, including in Matairangi Mount Victoria.

The first significant attempts to develop the outer suburbs (such as Miramar, Kilbirnie, Seatoun, Island Bay, and Vogeltown) began in the 1870s, but was impeded by a lack of transport infrastructure.²⁷ This was eventually solved by creation of a tram system in the 19th century, and replacement of horse-drawn trams by electric tramway systems in the early 20th century. By this time, those who could afford to were starting to move away from the city to the suburbs where...

People believed that a family in its own house, with a garden and fences, was protected against the temptations of the city, and that working outdoors in the garden kept people morally and physically healthy.²⁸

Although the development of the new suburbs gave Aotearoa New Zealand families their “first opportunity to own their own house on their own land”²⁹, in Porritt Avenue the patterns of home ownership demonstrate typical themes of the inner-city suburbs. While several of the properties have had long-term occupation by their owners, the majority were investments and leased to tenants as rental properties. Several dwellings (No.s 16, 18, 22, 34, 40, 42, 15, 17, 19, 21, 29, 49) were converted into two flats in the 1950s-70s and continued to house several tenants at a time. Only No. 49 has been converted back into a family dwelling.

Flight to the suburbs and the return to inner-city living

The outer suburbs continued to grow throughout the 20th century, as Aotearoa New Zealand cities “reproduced the overcrowding, squalor and diseases that settlers had fled in Europe.”³⁰ The wealthy continued to move away from urban

²⁶ Mount Victoria Historical Society, “Tutchen Dairy Farm”, *Mount Victoria Historical Society* [website] [Mount Victoria Historical Society Tutchen dairy farm \(history.org.nz\)](http://www.MountVictoriaHistoricalSociety.org.nz) [accessed November 2021].

²⁷ Adrian Humphris and Geoff Mew, *Ring Around the City: Wellington's New Suburbs 1900 - 1930*, Aotearoa New Zealand: Steele Roberts, p33-39

²⁸ Mark Derby, 'Suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs> (accessed 16 November 2021)

²⁹ Mark Derby, 'Suburbs - Life in the suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-4> (accessed 16 November 2021)

³⁰ Mark Derby, 'Suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs> (accessed 16 November 2021)



centres, and there was a push to build new suburbs for people on low incomes, aiming to improve living conditions, particularly for families. Early occupants of the Porritt Avenue houses illustrate this historic theme, tending to be lower middle or working class with occupations in sales, building and manufacturing, or transient, with several ‘travellers’ listed in street directories. After World War I there was an influx of Greek residents. The years after World War II included substantial suburban expansion along the commuter rail network in places like Tawa, Johnsonville, and Te Awakairangi the Hutt Valley. Many houses in the inner-city, including Porritt Avenue, were converted into flats or boarding houses, and the area became more working-class and transient in nature.

The lack of popularity of the inner-city suburbs has reversed in the early 21st century and houses in the Porritt Avenue Heritage Area are now mainly owner-occupied. This is typical of Matakairangi Mount Victoria’s history from the late 1970s where the suburb attracted new residents who repaired, maintained, and renovated many of the houses.³¹

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, particularly its predominantly Victorian and Edwardian housing. It was prompted by community concerns that Matakairangi Mount Victoria’s housing heritage was being undermined and lost through demolitions and alterations. Work began in early 2016 and concluded in June 2017 with a report 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 research of areas and individual buildings displaying high levels of physical integrity and / or potential heritage value.

One of the key recommendations of the report was to establish the Porritt Avenue and adjacent Armour Avenue Heritage Areas. It also included a recommendation to list 115 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 115 Brougham Street for addition to the Porritt Avenue Heritage Area, rather than pursuing its individual addition to the schedule of heritage buildings.

³¹ <http://www.teara.govt.nz/en/wellington-places/page-2>



Photographs and Images

<i>Even:</i>	<i>Odd:</i>
16 – 1972	15 – 1968
18 - 1984	17 - 1954
22 - 1959	19 - 1985
34 - 1968	21 - 1958
40 - 1973	29 -1968
42 - 1972	49 – 1970s (converted back in 1987)

Table 1: Years when dwellings were converted to two flats.

Chronologies and Timelines

Timeline of events including modifications

Mid-1850s	Peter and Sarah Tutchen establish a dairy farm on Matairangi Mount Victoria
1860s	Tutchen family was farming Town Acres 322, 323, 324, 329, 330 and 331.
1860s – 70s	Gray family purchases Town Acres 318-322 and 325-329.
1880s	Tutchen’s farm is subdivided.
c.1886	First houses constructed in the heritage area
1893	Thomas Ward surveys the Gray’s land for subdivision.
1910	Final houses constructed in the heritage area
1950s – 1980s	12 houses on Porritt Avenue converted into two-flats.

Biographies

NA

Physical description

Setting and surrounds

Matairangi Mount Victoria is a highly visible inner-city residential suburb forming 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 remaining in place. The greater part of Matairangi Mount Victoria is confined by the Town Belt at its peak and city centre at its base. Despite the lack of flat land, there is an overall perception of high-density building.

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 which 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 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.

Proposed Area

Porritt Avenue runs north-south along the undulating lower slope of Matairangi Mount Victoria, one block north of the Mount Victoria Tunnel. Porritt Avenue originated as a cul-de-sac path rather than a thoroughfare and is therefore much narrower than the surrounding main streets. The street is straight and flat at the Pirie Street end, with a bend and a dip in the middle and a gentle, mostly straight slope from there to Ellice Street. The street links to one other—Armour Avenue—which includes the Armour Avenue Heritage Area.

The houses in Porritt Avenue are predominately single-storey cottages and villas built during the early expansion of the street, creating a strong sense of visual cohesion, although the two sides of the street have different building height patterns.

The dwellings generally have shallow front yards with low masonry walls, picket fences, gates, steps and garages. On the eastern side, which is the higher side of the street, the dwellings are predominantly single-storey and built over a raised terrace. There are two groups of large two-storey villas: the first is built on the western side of the street opposite the area between where Tutchin and Armour Avenues intersect (No.s 17, 19 & 21); the second is along the ridge towards the Ellice Street end of the street (No.s 46, 48-50, 52 & 54). In both of these areas



the villas are much larger and set back from the street frontage and built up to the natural slope of the sections. North of Armour Avenue is a large number of cottages and a group of notable narrow, two-storey houses (No.s 2-10).

Dwellings along Porritt Avenue have well-defined front elevations with features like bay windows, verandahs and entrances orientated to the street front. The primary building materials used are timber and corrugated iron. Rusticated weatherboards are the most common exterior cladding, although there are some examples of bevel-back or ship-lapped weatherboards, especially on additions and the lower portions of bay windows. Plaster finishes are typically used for garages, with most being added during the 1930s and 40s, and some carports added during the 1950s and 60s. There are a limited range of roofing types, with most being hipped or a combination of hip and gable for villas and gabled roofs for cottages and bungalows. There are several pyramid hipped roofs which are generally moderately pitched.

Collectively, the dwellings have a consistent style, with many retaining some features from their original construction and many of the alterations made in the 1920s echoing throughout the street.

Most of the dwellings on the street are individual houses on their own sections. There is only one example of a semi-detached house, No. 48-50, and one where two narrow cottages were constructed on the same section, No.s 9 & 11.

Archaeological sites

The archaeological risk is unknown.

The heritage area overlays a site of significance to Māori, #164 Waitangi Awa.

The overall site is part of Central City NZAA R27/270, and the area is shown on the Thomas Ward Survey Maps from 1891-2. This is an area of high heritage value and has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb which developed and changed rapidly during this period.



Buildings or features

Porridd Avenue Houses - Evens



Image: 2, 4, 6, 8 & 10 Porritt Avenue, Googlemaps 2021

F & W Ferkins were builders and financiers (speculative builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn and built seven cottages (these five on Porritt Avenue and two in Pirie Street) in 1904.³² The two cottages at 68 and 70 Pirie have been joined in the middle and the original detailing and character significantly altered over the following years.

2-10 Porritt Avenue are a notable group of Edwardian houses that were built by the same developer to the same design. The street façades and roofscape of the group are highly intact, and the early alterations are considered part of the heritage fabric of the place.

³² 00053:101:5724, 2 - 10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA



2 Porritt Avenue



Image: 2 Porritt Avenue, M Kelly, 2016

Built: 1904

Architect / Builder: F & W Ferkins

Title number: WN32C/687

Legal Description: Part Lot 4 DP 81

The house at 2 Porritt Avenue was occupied by many different occupants. Very few stayed more than a few years until the 1930s and 1940s, when occupancy became more long term. Tenants included a grocer, a labourer, a chef, and a clerk. During the 1940s and 1950s, Gill Stan, an electrician, occupied the house. There have continued to be a variety of different tenants to the present day.

Although there are five surviving cottages on Porritt Avenue built at the same time, the detailing on each cottage is different. Like the neighbouring cottages, 2 Porritt Avenue is built very close to the street edge with a low picket fence on the boundary. The street elevation is defined by an arrangement of three double-hung sash windows on the lower storey, with a larger window in the centre and two narrow windows either side. There is a shallow timber awning over top. The top storey has two top-hung sash windows with the top panes divided by mullions. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards, with corrugated iron on the sides, and features a corrugated iron gable roof. The exterior is decorated with a timber infill in the eaves, a set of eaves brackets underneath, and decorative scrolls under the two upper windows.

The house is notable as a highly intact example of a two-storey Edwardian house.



4 Porritt Avenue



Image: 4 Porritt Avenue, M Kelly 2016

Built: 1904

Architect / Builder: F & W Ferkins

Title number: WN136/226

Legal Description: Pt Lot 4 DP 81

Early occupants of 4 Porritt Avenue included a chef, a messenger, and a newsagent. Around 1930, John McLellan, a mechanic, and his wife Helen began lengthy ownership and occupation of the cottage. John McLellan died in 1942,³³ and his widow continued to live in the cottage until her death in 1978.³⁴ The current owner has lived there since the early 2000s.

This narrow two-storey cottage has a distinct street façade defined by an arrangement of three casement windows and decorative leadlight top-hung fan lights. There is a shallow timber awning over the top with visible brackets. The top storey has a comparable set of three casement windows with decorative leadlight top-hung fan lights. Both sets of windows were presumably added some time in the 1920s. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The exterior has pared back decoration with simple timber borders in the eaves and a simple finish on the barge boards.

The house is a substantially intact example of a two-storey Edwardian house, and the early alterations are considered part of the heritage fabric of the place.

³³ *Evening Post*, 12 March 1942, p.1

³⁴ Helen McLellan, record No. 44334, <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 3 June 2017]



6 Porridd Avenue



Image: 6 Porridd Avenue, M Kelly 2016

Built: 1904

Architect / Builder: F & W Ferkins

Title number: WN26A/106

Legal Description: Part Lot IV DP 81

Early occupants of 6 Porridd Avenue included a clerk, letter carrier, civil servant, mariner and jeweller. In 1927, Albert Morris, a painter and later a messenger, began a lengthy occupation ending in the 1960s. The current owners have occupied the house since about 2005.

This narrow, two-storey cottage at 6 Porridd Avenue has a distinct street-facing façade defined by a bay window on the lower storey with three casement windows and leadlight top-hung fan lights added during the 1920s. There is a shallow timber awning over top. The top storey has two sash windows. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The exterior has pared back decoration with simple timber borders in the eaves and a simple finish on the barge boards.

The house is a substantially intact example of a two-storey Edwardian house, and the early alterations are considered to be part of the heritage fabric of the place.



8 Porrirt Avenue



Image: 8 Porrirt Avenue, M Kelly 2016

Built: 1904

Architect / Builder: F & W Ferkins

Title number: WN134/100

Legal Description: Part Lot IV DP 81

Early occupants of 8 Porrirt Avenue included a clerk, mariner, butcher, seaman, several labourers, engine driver and barman. Mrs Alice Cocoran was an occupant from about 1946 until 1975. Since then, there have been a number of different tenants.

The street-facing façade of 8 Porrirt Avenue is defined by a set of two bay top-hung sash windows on both upper and lower storeys. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and a form of manufactured board and features a corrugated iron gable roof. The exterior is decorated with simple timber borders in the eaves and decorative scrolls under the two upper windows.

The house is notable as a highly intact example of a two-storey Edwardian house.



10 Porritt Avenue



Image: 10 Porritt Avenue, M Kelly 2016

Built: 1904

Architect / Builder: F & W Ferkins

Title number: WN134/99

Legal Description: Part Lot IV DP 81

One of 10 Porritt Avenue's earliest occupants was Harold Oakes, then Jessie Schlarndorff lived at the house at some time after 1910, then in about 1920 Walter Galloway lived there. A draper, Arthur Parker followed as a resident, then Arthur Stroak, one of two clerks to occupy the house lived there. Another clerk, Peter Melville, lived there long-term from the mid-1940s until the end of the 1950s. At some point the house was divided into two flats and the turnover of occupants continues to this day.

The street-facing façade of 10 Porritt Avenue is defined by a set of three casement windows with top-hung leadlight fan lights on the ground floor. There is a shallow timber awning over top. The top storey has two top-hung sash windows with the top panes divided by mullions, similar to No. 2. The entrance is on the left side of the house and covered by a timber awning. The exterior is clad in painted rusticated weatherboards and manufactured board, and features a corrugated iron gable roof. The exterior is decorated with a timber infill in the eaves, a set of paired eaves brackets underneath, and decorative scrolls under the two upper windows.

The house is notable as a highly intact example of a two-storey Edwardian house, and the early alterations are considered part of the heritage fabric of the place.



12 Porridd Avenue



Image: 12 Porridd Avenue, M Kelly 2016

Built: c.1896

Architect / Builder: unknown

Title number: WN96/23

Legal Description: Pt Lot 18 DP 374

This cottage at 12 Porridd Avenue was likely built by or before 1896. William Lowe, a labourer, is listed as occupant in the 1896-97 street directory. In 1900 the owner was F Wilson, who added a bay window. It is unknown if he lived in the house. Early tenants included an engine driver, polisher, pastry cook, a stevedore and a marine engineer. Few occupants stayed more than a few years until the 1930s, when occupancy became more long-term. Occupants from the mid-1930s to the end of the 1970s were Henry Stopforth, a hairdressing business owner and his family. Later owners turned the cottage into a two-storey house in 1983 and also added a lean-to with a bathroom and a shed in the same the year.

The original dwelling at 12 Porridd Avenue was constructed as a single-storey cottage, augmented by the bay window in 1900 and the second storey in 1983. Today, this narrow two-storey cottage stands close to the street with a shallow front yard enclosed by a picket fence. The street façade is defined by a bay window on the lower storey and a centred single window upstairs.

The windows in the bay have segmental arched heads and the c.1983 window above has an unusual, pointed arch, a detail not seen in any of the surrounding dwellings but in the style illustrated by the 1900 plans. The house is accessed via a side door along a path. The exterior is clad in painted rusticated weatherboards with a corrugated iron roof. The exterior is detailed with eaves brackets around the bay window and timber decorative scrolls on the upper window facing.



The house retains much of the original single-storey dwelling, and the addition of the upper floor has been carefully considered to respect the aesthetic and architectural values of the Victorian and Edwardian streetscape.

14 Porritt Avenue



Image: 14 Porritt Avenue, M Kelly 2016

Built: 1895

Architect / Builder: J H Meyer

Title number: WN54C/548

Legal Description: Part Lot 17-18 DP 374

This house at 14 Porritt Avenue was built for J H Meyer in 1895. Meyer was a prominent builder, so it can be assumed that this was a speculative construction. Early tenants included a clerk, surveyor, mill hand, stained glass artist, wharf labourer, civil servant, seaman, accountant and carpenter. Marine engineer Edward Griffiths resided there in the early 1930s, and again during the 1950s. Between 1957 to the late 1970s, clerk Gladys Cooke occupied the house.

14 Porritt Avenue, a two-storey villa, occupies the corner site of Porritt Avenue and Tutchén Avenue. The original dwelling was a single-storey, five-room villa; and the second storey was added in 2000. The original dwelling would probably have been similar to the villa style of No. 27 and No. 34 in the street.

The house has a clear, front-facing symmetrically designed façade onto Porritt Avenue with two square bay windows on the lower level, either side of a covered entrance. The two sets of bay windows are sash-hung and the two windows on the upper storey are designed with true arches. The exterior is clad in painted rusticated weatherboards with a corrugated iron hip and gable roof. There is a shallow front and side garden separated from the street by a masonry wall and timber picket fence. The south façade facing onto Tutchén Avenue is divided into thirds with timber detailing and the central third is topped by a gable roof. There



are two sets of square casement windows with decorative mullions and a large central arched window, also with decorative mullions on the upper storey. On the lower storey is a square sash window and further along the façade can be seen another smaller square sash window in a lean-to addition.

The house retains much of the original single-storey dwelling, and the addition of the upper floor has been carefully considered to respect the aesthetic and architectural values of the Victorian and Edwardian streetscape.

16 Porritt Avenue



Image: 16 Porritt Avenue, M Kelly 2016

Built: Pre-1890

Architect / Builder: unknown

Title number: WN61/240

Legal Description: Lot 16 DP 374

16 Porritt Avenue was built for William Hook, a marine engineer. The 1892 Thomas Ward Survey Map shows a three-room dwelling with a square plan. By 1900 the dwelling had five rooms, with a verandah on the street elevation. Hook was still the occupant in 1910. He was followed by occupants Joseph Smyth, a clerk, and Harold Redding, a mechanic, and William McGuire, a carrier,³⁵ who added the garage in 1925 (accessed from Tutchén Avenue).³⁶ McGuire lived there until the early 1970s and may be responsible for construction of the two bow windows. Owner T A Patete converted the dwelling into two flats in 1972.³⁷ At some point the house was converted back into one dwelling. The current owners have lived at the property since 1980.

³⁵ *Wises New Zealand Post Office Directory, 1896-1930*

³⁶ B00103, 16 Porritt Ave, Garage, 9 Oct 1925, W McGuire, WCA

³⁷ C36472, 16 Porritt Ave, Convert Dwelling to 2 flats, 14 Nov 1972, TA Patete, WCA



This single-storey cottage at 16 Porritt Avenue occupies the southern corner of Porritt Avenue and Tutchen Avenue. It is an updated Victorian house refurbished into a bungalow style sometime in the early 20th century. It is clad in rusticated weatherboards with a corrugated hipped roof. The dwelling's front elevation faces Porritt Avenue with a symmetrical design of two bow windows either side of a covered entrance. The windows are the same design, with casements and decorative leadlight top-hung fan lights. The lower portion of the bows is clad in lapped weatherboards. A simple porch with timber posts covers the entrance.

The Tutchen Avenue-facing façade features two sets of casement windows, each covered with a shallow timber awning. At the back of the house is a lean-to. The exterior features simple detailing which seem to have been pared back over time. The façade may have looked more like No. 20, which was built around the same time, with the roof set over the bow windows and entrance. The shallow front yard has been filled with concrete and is enclosed by a brick fence with wrought iron infill.

18 Porritt Avenue



Image: 18 Porritt Avenue, M Kelly 2016

Built: possibly pre-1892 with extensive additions in c.1900

Architect / Builder: unknown

Title number: WN63/15

Legal Description: Part Lot 15 DP 374

The 1892 Thomas Ward map shows a small three-room dwelling at 18 Porritt Avenue. By 1900 the footprint of the house had substantially changed, it became much larger with two square bays at the front, matching the current dwelling. The roof profile and footprint of the existing house lends itself to the possibility of the pre-1892 house being moved to the back of the property. An adjoining building



was then constructed in front, resulting in the existing house today. This is a relatively common occurrence in Wellington city’s suburban growth.

The arrangement described above suggests the house may have been two flats (or a boarding house) from the 1900s onwards and at various times the house did have multiple occupants. Elizabeth and Dune McKeller, a railway employee, occupied the dwelling from about 1905 to late 1910s. That year the house was occupied by Maud Clifford, a nurse (who remained an occupant for the rest of the decade), along with a clerk and a masseuse. Charles M Guy, an auctioneer, occupied the house for a lengthy period from the 1930s through to the early 1970s.³⁸ In 1984 the owner converted the property back into a single dwelling.³⁹

This single-storey villa at 18 Porritt Avenue was built with a shallow front yard. It is separated from the street by a white picket fence. The front façade is symmetrical with two square bay windows set into gables. The bay windows are sashes with a row of fixed leadlight windows above. The back part of the house consists of a structure with the gable roof line at parallel to the street. The entrance is accessed via a path running down the side. The dwelling is clad in painted rusticated weatherboards with facing boards on the corners and a corrugated iron pyramid hip and gable roof. There is simple detailing along the eaves and gable, with single timber eaves brackets.

The house is notable as a highly intact example of a late Victorian two-bay villa, and there may be an older dwelling located at the rear of the property.

20 Porritt Avenue



Image (left): 20 Porritt Avenue, M Kelly 2016

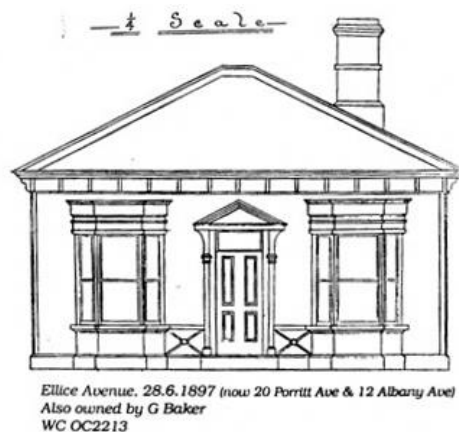


Image (right): 20 Porritt Avenue in 1897. Courtesy of Mount Victoria Historical Society.

³⁸ *Wises New Zealand Post Office Directory, 1896-1979*

³⁹ C66276, 18 Porritt Ave, Convert 2 flats to Dwelling, 25 Sep 1984, DK Sheppard, John Clift and DK Sheppard



Built: 1897

Architect / Builder: George Baker

Title number: WN133/14

Legal Description: Part Lot 46 DP 645

The house at 20 Porritt Avenue was built for builder and developer George Baker. He built a number of houses in Matairangi Mount Victoria (including in the Moir Street Heritage Area), along with his own house on Brougham Street. Baker constructed two cottages in 1897; the other one faces Albany Avenue and was mostly likely a mirror image of No. 20. The dwelling was constructed using heart totara piles and joists, the rusticated weatherboards were heart matai and heart red pine.⁴⁰

Early occupants are difficult to establish, but there were a number including a commercial traveller. In 1913 Kinder Tucker, an engine driver, began a long period of ownership and occupation. Tucker lived there with his wife Mary until his death in November 1939, aged 64.⁴¹ Mary continued to live in the house until the end of the 1950s. During the 1960s and 1970s a variety of occupants dwelt in the house. In the 1990s the house was bought by its current owner.⁴²

This single-storey cottage at 20 Porritt Avenue is clad in rusticated weatherboards with facing corner boards and a corrugated hipped roof. It is a Victorian house updated in the bungalow style sometime in the early 20th century. The dwelling has a clear front-facing façade onto Porritt Avenue with a symmetrical design of two bow windows either side of a central entrance. The two bow windows each feature seven bays of casement windows with decorative leadlight top-hung fan lights. The lower portion of the window arrangement is clad in lapped weatherboards. The dwelling has been built very close to the street with a shallow front yard demarcated by a white picket fence.

The house is a very good example of a Victorian house that has been modernised in the early 20th century in a bungalow style. This is typical of many houses in Matairangi Mount Victoria, and these early alterations are considered part of the heritage fabric of the place.

⁴⁰ 00053:35:2213, WCA

⁴¹ *Evening Post*, 24 November 1939, p.9

⁴² 00078:975:80595, 20 Porritt Ave, Relocation of toilet & installation of new shower, 2001; 00078:1367:121624, 20 Porritt Ave, Installation of French doors, 2004; 00078:2302:155158, 20 Porritt Ave, Dwelling additions & alterations, 2006, WCA



22 Porritt Avenue



Image: 22 Porritt Avenue, M Kelly 2016

Built: 1895

Architect / Builder: unknown

Title number: WN53B/132

Legal Description: Lot 1 DP 85375

Ernest Sunley bought the section at 22 Porritt Avenue in 1894 for £247 10s⁴³ and the house was constructed in 1895. Sunley worked for the Telegraph Office from at least 1889⁴⁴ and was elected a trustee of the New Zealand Post and Telegraph Society, Wellington branch from 1893 to 1895.⁴⁵ He was elected to the committee of this organisation in 1895. Sunley lived at the house with his wife and family until the early 1900s. His daughter was born there in 1895,⁴⁶ and in 1897 the couple was advertising for 'a girl to mind two children during day; live at home [at] 4 Ellice Avenue.'⁴⁷

From 1905 until the early 1930s William Smith, a compositor, occupied the dwelling. Smith made alterations to the house in 1926, which were carried out by G W Booth. In September 1934, the contents of the six-roomed house were sold at auction on behalf of the executors of the estate (possibly Smith).⁴⁸ Since then there have been a number of different tenants, including a grocer, a factory employee, civil servant, and restaurant owner.

This house at 22 Porritt Avenue has a symmetrical street-facing façade. It originally had two bay windows either side of the entrance and five rooms. Today, there are two sets of hung sash windows, with the top pane divided by mullions. The door is covered by a domed awning. The exterior is clad in painted rusticated

⁴³ *Evening Post*, 28 November 1894, p.2

⁴⁴ *Evening Post*, 13 May 1889, p.2 (competing in a handicap race for the Telegraph Office)

⁴⁵ *Evening Post*, 25 June 1894, p.2

⁴⁶ *Evening Post*, 24 June 1895, p.2

⁴⁷ *Evening Post*, 2 November 1897, p.1

⁴⁸ *Evening Post*, 10 September 1934 p.16



weatherboards with a corrugated iron pyramid hip roof. Timber brackets run along the eaves. A garage was proposed at the front right of the property but was never constructed and there is a concrete pad instead.⁴⁹ P Bowes added three garages in 1955 to the rear of the property, which are accessed via Albany Avenue. Similar to the section at No. 20 next door, another dwelling was built at the back of the section, accessed from the avenue behind.

This house is notable as a highly intact example of a Victorian house with some early additions and alterations that are considered part of the heritage fabric.

24 Porritt Avenue



Image: 24 Porritt Avenue, M Kelly 2016

Built: 1898

Architect / Builder: unknown

Title number: WN9B/111

Legal Description: Lot 48 DP 645

This house at 24 Porritt Avenue may have been built for Arthur Markham, later secretary of the Post and Telegraph Department, who lived for a period in Ellice Street. The house has had several long-term residents, likely owner-occupiers. Herbert Randal lived there throughout the 1920s, then Samuel Melbourne, a labourer, from the early 1930s through until the end of the 1950s. Sydney Moran, an advertising representative, lived there during the 1960s and 1970s.⁵⁰ The current owners have occupied the house since the early 1980s, and made unspecified alterations to the house in 1985.

This single-storey villa at 24 Porritt Avenue was built in 1898 with a shallow front yard. It is separated from the street by a timber fence with a built-up garden. The front façade is symmetrical with two bay windows set into gables. The windows in the bay are segmental arched sash windows. The gable ends are decorated with timber battens. The dwelling is clad in painted rusticated weatherboards with

⁴⁹ 00432:425:35748, Drainage plan, 1895, Applicant: Bares, WCA

⁵⁰ *Wises New Zealand Post Office Directory*, 1896-1979



facing boards on the corners and a corrugated iron pyramid hip and gable roof. A note on the drainage plan states the dwelling was converted into two flats in 1964, however, only one resident was listed in street directories during the 1960s and 1970s.

It is notable as a highly intact example of a Victorian two-bay villa.

34 Porridd Avenue



Image: 34 Porridd Avenue, M Kelly 2016

Built: 1898

Architect / Builder: William Andrews

Title number: WN113/185

Legal Description: Lot 16A DP 645

The dwelling at 34 Porridd Avenue was built in 1898 by William Andrews, where he lived with his wife Hannah.⁵¹ William worked as both a cabinet maker and carriage builder. Hannah Andrews died at the residence in 1930.⁵² William Andrews stayed until the late 1930s, when it was bought by John Watterson, who added a garage in 1940 and made alterations to the windows in 1941.⁵³ Watterson lived at the property until the end of the 1960s when it was bought by new owners and converted into two flats in 1968. There have been a number of different tenants since. There were unspecified alterations in 2006.

This single-storey villa at 34 Porridd Avenue occupies the corner site of Porridd Avenue and Armour Avenue. The villa is clad in rusticated weatherboards with a corrugated pyramid hipped roof. The dwelling has a clearly defined front façade facing onto Porridd Avenue, with a symmetrical design of two bay windows either side of a covered entrance in the centre. The two bay windows are the same in design, with hung sash windows. The central entrance is set in a gable with a

⁵¹ 00053:49:3124, 34 Cnr Brougham Ave & Ellice Ave, Dwelling, 9 Dec 1898, W Andrews, WCA

⁵² *Evening Post*, 7 January 1930, p.13

⁵³ B20393, 34 Porridd Ave, Garage, 2 Apr 1940, 7 May 1940, J Watterson; B21335, 34 Porridd Ave, Window Alterations, 28 Mar 1941, J Watterson, WCA



stepped detail and chamfered posts. The exterior features simple detailing with eaves brackets and decorated gable end. A shallow front garden sets the dwelling back from the street and is enclosed by a low masonry wall.

This house is notable as a highly intact example of a Victorian house with some early additions and alterations considered part of the heritage fabric.

36 Porritt Avenue



Image: 36 Porritt Avenue, M Kelly 2016

Built: 1900

Architect / Builder:

Title number: WN112/26

Legal Description: Lot 16 DP 645

The villa at 36 Porritt Avenue was built for William Gaudin in 1900⁵⁴ who lived there until around 1913. His family owned *W J Gaudin & Son Coal and Grain Merchants*, selling coal, crushed oats and maize, hay, straw, chaff, wheat, bran, pollard, potatoes, poultry, and eggs.⁵⁵ Gaudin was a city councillor for 25 years, from 1920-25 and 1927-47.

Another long-term occupant was William Gibson, a compositor, who lived at the house with his wife from the 1920s to the 1940s. They made alterations to the dwelling in 1934. William, a 'well known officer of the D Battery', died at the residence in May 1932.⁵⁶ He served for a number of years with the volunteer battery and was promoted to the rank of lieutenant and was also a member of the D Battery Old Members' Association. He was survived by his widow.

⁵⁴ 00053:68:4174, 36 Ellice Street, Dwelling, 8 Dec 1900, W J Gaudin, WCA

⁵⁵ *Evening Post*, 12 November 1892, p.2

⁵⁶ *Evening Post*, 31 May 1932, p.9



Hotel proprietor Kurt Blum purchased the house in the early 1960s, adding the carport in 1962. He lived at the house until the end of the 1970s. Since 1980 there have been a number of different owners and occupiers.

This is a two-storey villa clad in rusticated weatherboards with a corrugated iron pyramid hipped roof. The street-facing façade of the house is asymmetric with an enclosed entrance on the left, butting into a square bay window on the right. The entrance has a bull-nosed roof, is glazed, and projects slightly further out than the bay. There is a swept arch detail and the lower portion is clad with lapped weatherboards. The windows in the bay are hung sash windows, there is a shallow hipped roof with pairs of brackets running around the eaves. The upper storey is symmetrical with two single-hung sash windows. There are brackets running around the eaves.

36 Porritt Avenue is notable as a highly intact example of a two-storey Victorian villa, with some early additions and alterations considered part of the heritage fabric.

38 Porritt Avenue



Image: 38 Porritt Avenue, M Kelly 2016

Built: 1900

Architect / Builder: Menelaus and Riggs

Title number: WN43C/986

Legal Description: Lot 15 DP 645

The house at 38 Porritt Avenue was built in 1900 by contractors Menelaus and Riggs for Mrs Bennett⁵⁷. Matthew Menelaus lived at No. 27 Porritt Avenue. The house was constructed with two prominent bay windows, later replaced with casement windows.

Street directories show Frederick Renner, a master of Wellington College, lived at the property from the early 1900s. The house was later occupied by Harriet Birch

⁵⁷ 00432:425:35759, 38 Porritt Avenue, 1900, WCA



from 1913 until the mid-1920s. A series of occupants followed, including a baker, a builder, and a printer. In 1940 the house was taken over by bricklayer John Howes.⁵⁸ Howes lived there until the early 1970s. Since then, there have been a number of different residents.

The house at 38 Porritt Avenue is set back from the street with a shallow front yard separated by a masonry fence. The front façade is symmetrical in design with two sets of windows either side of a central entrance and a verandah running along the front. The set of windows on the left are part of a square bay window with four narrow casement windows with decorated leadlight top-hung fan lights. The set of four-bay casement windows on the right is flush to the exterior wall. The doorway features side lights surrounding the door. The exterior is clad in rusticated weatherboards, the roof is corrugated iron and pyramid hipped. The verandah is simply decorated with chamfered timber posts but no corner brackets.

The garage was constructed later, built up to the verandah edge on the right, obscuring the symmetrical design of the house.

The house is notable as a highly intact example of a Victorian villa with some early additions and alterations considered part of the heritage fabric.

40 Porritt Avenue



Image: 40 Porritt Avenue, M Kelly 2016

Built: 1902

Architect / Builder: Menelaus and Riggs

Title number: WN109/253

Legal Description: Lot 14 DP 645

⁵⁸ *Wises New Zealand Post Office Directory, 1900-1979*



40 Porritt Avenue was built for Henry Lee in 1902 by builders Menelaus & Riggs. Matthew Menelaus lived at No. 27.⁵⁹ Lee lived in the house until around 1910, then several different tenants lived there. John Hiscock and wife Hilda lived in the house from the mid-1920s until early 1950s, making alterations in 1932. Hilda worked as a music teacher from the house.⁶⁰ Nellie Grant lived there from 1955 to the mid-1960s. New owners purchased the property living there from 1975 to the mid-1990s and converting the dwelling into two flats in 1973, living in one and renting out the other. A car pad was added in 1976 and a roof in 1981, which was later removed.⁶¹ There have been a number of different tenants since.

The single-storey villa at 40 Porritt Avenue is elevated from street level and was built with a corrugated iron hip and gable roof and rusticated weatherboards. The dwelling has a clearly defined front façade with a prominent bay window on the left and a central enclosed entrance accessed up a set of stairs with a swept head detail over the entrance and a simple, single pane window. The bay windows are hung sash windows and pairs of eaves brackets are at the roof articulations. The right-side window is a three-bay casement, the outer bays divided into two panes with mullions.

The original dwelling had a symmetrical façade with two front bay windows. The right bay has been extended forward and the left one removed.

42 Porritt Avenue



Image: 42 Porritt Avenue, M Kelly 2016

Built: 1899

Architect / Builder: E W Petherick

Title number: WN7A/553

Legal Description: Lot 13 DP 645

⁵⁹ 00053:66:4060, 40 Ellice Avenue, Dwelling, 1901, Henry Lee, Menelaus & Rigg, WCA

⁶⁰ *Evening Post*, 2 February 1935, p.5

⁶¹ C55998, 40 Porritt Ave, roof over existing car pad, 3 Jul 1981, C Papadakis, WCA



The original dwelling at 42 Porritt Avenue was designed by E W Petherick in 1899 for Flora Sheppard's private school.⁶² He also designed Clara Eakins' house at No. 54. Flora Sheppard and her mother worked at the Girl's Collegiate School, Masterton prior to setting up the Brougham Hill School in 1898, a boarding and day school for girls, with accommodation provided for boys under 12. Miss Ward became principal about 1905 and the school closed around 1908-1910. There were several other schools in Matairangi Mount Victoria, including Kate Evans's private school across the street at No. 49, and Mrs McDonnell's Ladies Collegiate at 57 Ellice Street from 1887-1896, replaced by Miss Freeman's School – she took over the lease of 57 Ellice Street in term 2 in 1897. According to a local historian the 'prevalence of private girls' schools in the area is linked to the number of large houses with ability for adaptation into private training institutions. Private fee-paying girls' schools were the norm until 1903 when the Secondary Schools Act, and related acts of 1903, gave girls free state secondary education.'⁶³

From the 1920s there were a number of different tenants, including a plasterer, manager, carpenter and several labourers. Sometime in the early 1940s, restaurateur J Relives purchased the property, building a retaining wall and garage in 1944 and living there until the early 1960s. In 1972 H Kumar purchased the property and divided it into two dwellings, living in one and renting out the other. Since the 1990s there have been a number of tenants.

This single-storey villa at 42 Porritt Avenue is elevated from the street level and accessed up a set of stairs along the side of the house. Early on there were changes, an 1899 *Evening Post* advertisement stated that 'extensive additions are being made to the present house', including a schoolroom, bedrooms, lavatories, etc., which would 'make it complete in every respect as an educational establishment.'⁶⁴ The dwelling as it stands today has two sets of windows at the front façade, set into a gable. The arrangement on the left consists of two pane casement windows with top-hung fan lights. On the right is a shallow square bay window, with four-bay casement windows, also with top-hung fan lights. The gable above is infilled with shingles and timber detailing. The exterior of the house is clad in rusticated weather boards with the base of the bay window in rough

⁶² 00053:54:3434, 42 Porritt Ave, School Building [Note: plans submitted for the permit do not match the building that was actually built], 29 Jun 1899, Miss Sheppard, Applicant: Wilson and Co, Architect: E W Petherick, WCA

⁶³ Olliver, Alan, 'The Brougham Hill Schools', *Mount Victoria Historical Society News*, No. 47, October 2008

⁶⁴ *Evening Post*, 9 February 1899, p.8



cast. The front gabled portion appears added on, potentially completed during 1910 alterations. The original portion with a pyramid hipped roof is behind.

46 Porritt Avenue



Image: 46 Porritt Avenue, M Kelly 2016

Built: 1910

Architect / Builder: H.G. Wilton

Title number: WN101/189

Legal Description: Lot 12 DP 645

This house at 46 Porritt Avenue was built in 1910 for Robert Miller by H G Wilton. Various members of the Miller family lived in the house over the next two decades, and George Miller, a civil servant, who became assistant deputy Public Trustee, resided there from 1920-1930. Walter G Stratford, an inspector, lived there from the early 1930s until about 1950. At some point the property was divided into two dwellings, with both 46 and 46a listed on street directories from 1936 onwards.⁶⁵ Daniel Fitz-Jones, a clerk, lived in 46a from 1936 through until the early 1960s. In the early 1950s G Vitas purchased the property, adding a garage in 1953 and residing in No. 46 until the end of the 1970s. During the 1970s, Senior Legal, a factory worker, lived in 46a. Since the 1980s there have been a number of residents, with two flats listed until 2015.

This large two-storey villa at 46 Porritt Avenue was built back from the street on the section's natural slope. The exterior is clad in rusticated weatherboards and has a corrugated iron gable and hip roof. The front façade is asymmetrical with a bay window on both storeys on the right side and a verandah and balcony along

⁶⁵ *Wises New Zealand Post Office Directory, 1900-1979*



the left side, butting into the bay. The right projection is the most prominent with four panes on the front façade and one on the north. The windows are hung sash windows with fixed leadlights above. The top half of the gable is infilled with decorative timber work and scrolled ends on the barge boards. The balcony is detailed with chamfered timber posts and fretwork. The windows along the north façade are casement on the lower storey and hung sash on the upper storey, with decorated timber awnings.

The house has a single garage likely to date to the mid-20th century and retains its original garage doors. The house is notable as a highly intact example of a two-storey Victorian villa.

48 and 50 Porritt Avenue (two semi-detached houses)



Image: Two semi-detached houses at 48 and 50 Porritt Avenue, M Kelly 2016

Built: 1908

Architect / Builder: James McGill

Title number: WN41B/927 and WN41B/928

Legal Description: Lot 11 DP 645

These two dwellings at 48 and 50 Porritt Avenue were built for G W McGill in 1908.⁶⁶ McGill worked as a monument mason and lived in No. 48 until around 1925. The architect listed is James McGill, who may have been related.

⁶⁶ 00053:143:7944, 48 & 50 Ellice Ave, Two Dwellings, 30 Jan 1908, G W McGill, W J Parsons
Architect: James McGill, WCA



Henry Bayne, a seaman and his wife Alpine, lived at 48 Porritt Avenue from around 1936 to around 1975. Following this there were a number of different tenants.

No. 50 had a range of tenants during the 1920s, including a draughtsman, florist, builder and porter. By 1933, Arnold W Nixon, a car painter was the occupant and lived there until late 1960s. Following this there was series of short-term tenants. Numbering suggests that both 48 and 50 were further divided in two, with tenants listed at 48a, 48b, 50 and 50b from the mid-1990s onwards.⁶⁷

The large two-storey semi-detached villa at 48 and 50 Porritt Avenue is set back from the street and designed to fit the natural slope of the section. It has a clearly defined symmetrical street-facing façade. The exterior is clad in rusticated weather boards with a corrugated iron hipped roof.

There are two sets of bay windows on both lower and upper storeys. The bays at the lower storey are square, with three bays of sash hung windows facing forward and a narrow sash window on the sides. There are also fixed coloured windows above. The bays have timber detailing, with the eaves' brackets extending right down to the top of the sash windows, which have horns. There is also a beaded detail running around the eaves. The bays on the upper storey have three sash hung windows with fixed coloured windows above. The roof line follows the shape of the bays and is detailed with eaves brackets.

The dwellings are accessed along the sides of the house, covered by timber awnings. There is a shallow front yard, demarcated with a low retaining wall and timber picket fence.

This is the only example of a purpose-built semi-detached dwelling on the street although many other houses were later divided into two flats. The pair of houses are notable as a highly intact example of a semi-detached two-storey Victorian villa.

⁶⁷ *Wises New Zealand Post Office Directory, 1900-1979*



52 Porritt Avenue



Image: 52 Porritt Avenue, M Kelly 2016

Built: 1899

Architect / Builder: G. Stevenson / D. Ritchie

Title number: WN23D/975

Legal Description: Lot 10 and Part Lot 9 DP 645

The villa at 52 Porritt Avenue was designed for David Purdue by architect G Stevenson and built by D Ritchie in 1899.⁶⁸ Purdue was a clerk and lived in the house until around 1910. From the 1910s until 1920 there were several different occupants, including a draper's assistant. From 1920 it was briefly used as a manse by a series of Baptist ministers, including Rev. Samuel Buckingham and, later, Rev. Harry from 1924 until 1931. During the 1930s and early 1940s there were a number of different occupants, including a driver, coal driller and constable. Annie L Parker was resident from 1946 until the late 1950s when Gerald Hogan, then Jeremiah E Hogan were occupants.⁶⁹ The house appears to have returned to use as a family home by 2017.

This large two-storey villa at 52 Porritt Avenue was built back from the street up the natural slope of the section. It has a symmetrical street façade. The exterior is clad in rusticated weather boards with a corrugated iron hipped roof. On the ground floor there are two sets of bay windows and on the upper storey, two sets of hung sash windows. The bays at the bottom are three bays of sash-hung windows with fixed decorated leadlights above. The bays have timber detailing, with eaves brackets and window horns. The dwelling is accessed along the sides of the house covered by timber awnings. There is a conservatory addition to the

⁶⁸ 00053:49:3161, 52 Ellice Ave, Dwelling, 6 Jan 1899, D R Purdie, D Ritchie, Architect: G Stevenson, WCA

⁶⁹ *Wises New Zealand Post Office Directory*, 1900-1979



north façade, with windowpanes divided by mullions and clad in bevel-back weatherboards.

There is a shallow front yard, demarcated with a hedge and a masonry garage. J P Hogan made alterations to the dwelling in 1949 and the garage was possibly added then. A permit was issued for a double garage in 1958, but the garage constructed is single.⁷⁰ The garage retains its original garage doors.

There have been several alterations to the interior layout of the dwelling since the early 2000s, with the installation of two fireplaces in 2004, enlarging of the kitchen, new laundry and verandah in 2006, and a new en-suite in 2009.⁷¹

The house is notable as a highly intact example of a two-storey Victorian villa.

54 Porritt Avenue



Image: 54 Porritt Avenue, M Kelly 2016

Built: 1899

Architect / Builder: E W Petherick

Title number: WN8A/159

Legal Description: Part Lot 9 DP 645

This house at 54 Porritt Avenue was designed by E W Petherick for Clara Eakins and built in 1899.⁷² Eakins lived in the house until about 1905. After this, there were a series of occupants until post office clerk Donald Dennison, resided there

⁷⁰ 00058:62:C3076, 6 June 1958, WCC Archives.

⁷¹ 00078:1401:116751, 52 Porritt Ave, Installation of two fireplaces, 2004
00078:2036:128598, 52 Porritt Ave, dwelling additions & alterations, 2005
00078:1612:109310, 52 Porritt Ave, demolition of wall & replacement with beam to enlarge kitchen; construction of new laundry & verandah; with amendment, 2006

00078:2755:155707, 52 Porritt Ave, new ensuite 1st floor, 2009, WCA

⁷² 00053:46:2967, 52 Ellice Ave, Dwelling, 2 Sep 1898, 1899, Mrs. Clara Ann Ekins, C H Dryden
Architect: E W Petherick, WCA



from 1916 until the end of the 1920s. Tenants over the following years tended to be short term; Jason Ross, a clerk, during the 1940s, Mrs Luckham during the 1950s, and Norman Lutton, a manager, during the 1960s. The dwelling appears to have been divided into two flats about this time. In the 1970s, Paul Reid was listed in Flat 1 and William Peebles in Flat 2.⁷³

The narrow, two-storey villa at 54 Porritt Avenue has a symmetrical street facing façade built back from the street up the natural slope of the section. The dwelling is accessed via a set of steps along the right side of the section. The entrance is covered by a porch with chamfered timber posts and a domed roof.

The dwelling retains the original character of the façade E. W. Petherick designed in 1898. The bay in the lower storey has three bays of hung sash windows with a convex roof and decorative eaves brackets. The windows on the upper storey consist of a set of two hung sash windows with the upper pane divided by mullions. The villa is clad in rusticated weatherboards with facing boards along the corners and has a corrugated iron hipped roof. The dwelling is separated from the street with a retaining wall and white picket fence. There is a shallow front garden.

The house is notable as a highly intact example of a two-storey Victorian villa.

Porritt Avenue Houses – odd numbers

1 Porritt Avenue



Image: 1 Porritt Avenue, M Kelly 2016

Built: c. 1888

Architect / Builder: unknown, possibly Leonard Small

Title number: WN47/11

Legal Description: Pt Lot 12 DP 296

⁷³ *Wises New Zealand Post Office Directory, 1900-1979*



Leonard Small is listed on the 1888-1889 rate book as the rate payer on this dwelling at 1 Porritt Avenue and is the likely builder.⁷⁴ The dwelling shown on both the 1892 and 1900 Ward Maps is a four-room cottage with a gable on the right and a verandah running along the front left. The latter has now gone.

The dwelling had a number of different occupants over the years, including an asphalter and a labourer. There have been two long-term occupants: Robert Whitelaw, a corporate employee, from 1910 to the late 1920s; and Margaret Leitch from the 1940s to the late 1960s.⁷⁵ Occupancy records since the 1980s are scarce, only one tenant is listed on the Habitation Index in 2010.

This small single-storey cottage at 1 Porritt Avenue was built close to the street with a shallow front yard, now delineated by a low masonry wall and small white picket gate. It has rusticated weatherboards and a simple corrugated iron gable roof. The dwelling has a clearly defined front façade with a gable on the right and two sets of casement windows with top hung fan lights. The exterior features simple detailing with a finial, scrolled bargeboards and timber awnings above the windows.

3 Porritt Avenue



Image: 3 Porritt Avenue, M Kelly 2016

Built: 1887

Architect / Builder: unknown

Title number: WN47/130

Legal Description: Lot 13 DP 296

John Harris, a letter carrier, was paying £23 in rates for a dwelling in 1887⁷⁶ and lived at the house from then until the early 1920s. He made alterations to 3 Porritt Avenue in July 1905, carried out by H F McKenzie. Another long-term occupant was George McNoughton, a labourer, who lived in the villa during the 1920s

⁷⁴ Wellington City Council Te Aro Ward Rate Book, 1888-89, WCA

⁷⁵ *Wises New Zealand Post Office Directory*, 1900-1979

⁷⁶ Wellington City Council Te Aro Ward Rate Book, 1887-88, WCA



through to the late 1940s. Then Harry Denton, a plumber lived in the house from 1950 until the end of the 1970s. In 1980 the dwelling was re-piled with alterations and adding a garage.⁷⁷ While the original building had an asymmetrical façade, with a bay window on the left and verandah running along the front, the 1980 additions extended the façade to the street and placed the garage underneath in the right bay.⁷⁸

This single-storey villa at 3 Porritt Avenue is sited on the street edge, separated by a masonry and picket fence along the left side. The front façade is asymmetrical with two bays either side of a receded entrance. The left window is a square bay window with two single-hung sash windows, the right window sits above a garage with a timber front and features two single-hung sash windows. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The top half of the gable is infilled with decorative timber work and features pairs of eaves brackets under the gable.

5 Porritt Avenue



Image: 5 Porritt Avenue, M Kelly 2016

Built: c.1887

Architect / Builder: unknown

Title number: WN44A/440

Legal Description: Lot 14 DP 296

In 1886, John Andrew Carson was paying rates of £5 for the land on this section and £28 for a dwelling next door at No. 7.⁷⁹ Samuel McDowall, an engineer, purchased this property at 5 Porritt Avenue sometime between 1888 and 1890, living in the villa until the late 1900s, and making alterations in 1917.⁸⁰ The house was then rented out to several different tenants over the following years, including a painter, an engine driver, a police senior sergeant, a clerk and several

⁷⁷ C54174, 3 Porritt Ave, Dwelling Additions, Alterations and garage, 11 Jul 1980, C Devitt, WCA

⁷⁸ 2841, drainage plan, WCA

⁷⁹ Wellington City Council Te Aro Ward Rate Book, 1886-88, WCA

⁸⁰ 00053:192:10583, 5 Porritt Ave, Alterations to building, 15 Sep 1917, McDowell John Horlock, WCA



labourers. Long term resident Ethel McConnell occupied from the 1950s to around 1975.⁸¹ Since the 1980s it has been home to a number of different tenants.

This single-storey villa at 5 Porritt Avenue has a symmetrical street facing façade. It has a pair of gabled bay windows set on either side with the entrance. The two sets of windows include a row of four casements with top hung fan lights. The house features a hip and gable roof with simple detailing along the eaves and gable. The dwelling is clad in painted rusticated weatherboards with corrugated iron roofing. There is a small front garden separated from the street by a white picket fence. It is set back from the street a similar distance as the neighbouring house at No. 7.

A dwelling shown on both the 1892 and 1900 Ward Maps is a five-room house with a verandah running along the front right and a bay window on the left side facing the street. This does not match the current façade, likely changed during the alterations by McDowell in 1917.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions and alterations considered part of the heritage fabric.

7 Porritt Avenue



Image: 7 Porritt Avenue, M Kelly 2016

Built: c. 1886

Architect / Builder: unknown

Title number: WN45/85

Legal Description: Lot XV DP 296

John Carson is listed as occupant at 7 Porritt Avenue in 1887. He was paying rates for this dwelling and the land on neighbouring property No. 5.⁸² Ann J Crespin, the widow of Gedwin Crespin, was a long-term owner/occupier from

⁸¹ *Wises New Zealand Post Office Directory, 1900-1979*

⁸² *Wellington City Council Te Aro Ward Rate Book, 1887-88, WCA*



1890 until the late 1920s. She died at the house in 1929, aged 92 years.⁸³ C H Barratt moved in after, but died suddenly in 1932, aged 63. Barratt had been manager of the Wellington Gas Company's showroom for 32 years.⁸⁴ The house had two more long-term occupants: Frederick H. Newman, a clerk, from the mid-1930s until 1950, then Tom Soulis purchased the house and made alterations in 1960 living at the property until the early 1980s. During the mid-1990s through to the early 2000s there were a number of different tenants, suggesting a flatting situation.

This single-storey cottage at 7 Porritt Avenue is one of the few on the street to be clad in bevel-back weatherboards rather than rusticated. Set back from the street at a similar distance to the house next door at No. 5, and featuring a small garden separated from the street by a low masonry and timber fence. The dwelling has an extension projecting forward on the left and there are two sets of three-light casement windows with top hung panes. There is a centrally located entrance. The roof is corrugated iron with a pyramid hip over the main footprint of the dwelling and a lean-to with skillion roof over the left projection. The exterior detailing is minimal with none of the timber embellishments seen on neighbouring cottages and villas.

The dwelling is shown on both 1892 and 1900 Thomas Ward Maps as a five-room dwelling with two bay windows facing the street and a verandah over a central entrance. During the alterations made by T Soulis in 1960 the bay window on the left side was extended and both bay windows were squared off.⁸⁵ This paring back of villa details and squaring off of the façade reflects the style of housing popular of the time.

⁸³ *Evening Post*, 10 August 1929, p.1

⁸⁴ *Evening Post*, 23 May 1932, p.8

⁸⁵ See DP 23457, Drainage Plan, WCA



9 Porritt Avenue



Image: 9 Porritt Avenue, M Kelly 2017

Built: By 1900

Architect / Builder: unknown

Title number: WN26D/102

Legal Description: Lot 1 DP 6412

While majority of the dwellings surrounding the plot of land at 9 Porritt Avenue were constructed during the late-1880s-1890s, it remained empty while Ezekiel Kemp Read paid rates of £5 for the land.⁸⁶ Walter Usmar was the occupier in 1902, but it is not possible to say with certainty who built the house. It had a number of early occupants, including a marine engineer, motor driver, and a traveller until 1925 when Alfred Hastings, a butcher, and his wife, Lottie, took over occupation living there until 1950. Alfred Hastings passed away in 1939.⁸⁷ Alida Woolf purchased the property and lived there until the early 1980s. Since then, a number of different tenants have occupied the cottage.

The street façade of the narrow, single-storey cottage at 9 Porritt Avenue is dominated by a bay window. The entrance is on the north side and the exterior is clad in rusticated weatherboards featuring simple detailing with a finial, scrolled bargeboards and corner facing boards. The bay window is clad in bevel-back weatherboards and has casement windows with top hung fan lights, and the roof is a corrugated iron gable. The small front garden is separated from the street by a masonry and picket fence. There is a close relationship with the cottage at No. 11, with the same narrow footprint, front façade bay window and distance from the street front.

⁸⁶ Wellington City Council Te Aro Ward Rate Book, 1886-87-, WCA

⁸⁷ *Evening Post*, 22 February 1939, p.1



The 1892 Thomas Ward Survey Map shows the section empty, but by 1900 two narrow, four-room dwellings have been erected on section 16, both without the bay windows at the front. The house is notable as a highly intact example of a Victorian cottage with some early 20th century additions and alterations considered part of the heritage fabric of the place.

11 Porritt Avenue



Image: 11 Porritt Avenue, M Kelly 2016

Built: By 1900

Architect / Builder: unknown

Title number: WN308/88

Legal Description: Lot 2 DP 6412

While many other dwellings were being constructed during the late-1880s and 1890s, this plot of land at 11 Porritt Avenue remained empty and Ezekiel Kemp Read paid rates of £5 for the land. While No. 9 had a number of different tenants, those at No. 11 tended to stay several years and included a clerk, blacksmith, railway employee, butcher, and mechanic. Beatrice Holt lived there long-term during the 1940s to 1950s. Rhoda Worthington lived there during the 1960s then Thomas Maloney during the 1970s.⁸⁸

11 Porritt Avenue is another narrow, single-storey cottage with a bay window on the front elevation. The entrance is on the north side, and it has a corrugated iron gable roof. The exterior is clad in rusticated weatherboards with simple detailing with a finial, scrolled bargeboards and corner facing boards. Unlike No. 9's bay window, this window is clad in rusticated weatherboards featuring single-hung sash windows divided by timber mullions. There is a small front garden separated from the street by a masonry and timber boundary fence. There is a close

⁸⁸ *Wises New Zealand Post Office Directory, 1900-1979*



relationship with the cottage at No. 11, with the same narrow footprint, front façade bay window and distance from street front.

The 1892 Ward Map shows the section empty, but on the 1900 Ward Map there are two narrow, four-room dwellings on section 16, without the bay windows at the front. The house is notable as a highly intact example of a Victorian cottage.

13 Porridd Avenue



Image: 13 Porridd Avenue, Googlemaps 2021

Built: c. 1886

Architect / Builder: unknown

Title number: 636235

Legal Description: Lot 1 DP 470580

Robert H Wilson, an undertaker, built this villa at 13 Porridd Avenue in the mid-1880s and then lived at the property until the early 1900s. Then William Jones, a clerk, lived in the house until the late-1930s. Between 1913 and 1927 William Jones and his wife Annie (née Henry) resided here.⁸⁹ William Jones died March 1935, aged 75, described as a 'resident of long standing, and well known and respected by people in various walks of life.'⁹⁰ Annie S Jones was listed as the occupant until the early 1960s. The house is associated with the Pitselidis family from the 1960s.

⁸⁹ Registration number 1927/2876, <http://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=%2FmarriageSelect.m%3Fsort%3Dnatno#matches>

⁹⁰ *Evening Post*, 25 March 1935, p.5



New owners demolished the cottage at the back of the section in the early 2000s, building a new one-bedroom cottage, designed by architect Irena Desmond, built in 2008.⁹¹

This single-storey villa at 13 Porritt Avenue was built slightly set back from the street behind a low brick wall. It has rusticated weatherboards and a simple corrugated iron hip and gable roof. The dwelling has a prominent bay window on the left, an enclosed verandah running along the front right and with the entranceway in the centre up several steps. The exterior features simple detailing with plain bargeboards and pairs of timber eaves brackets. There is a shallow bow window on the left with five narrow casement windows with top-hung fan lights, covered by a timber awning. Inside the covered verandah, on the right, is a square bay window with four narrow casement windows and top-hung fan lights.

The dwelling is shown on both the 1892 and the 1900 Thomas Ward Survey Maps as having six rooms, a verandah running along the right side and a prominent left bay, matching the dwelling seen today. The closing-in of the verandah looks to have been done at a later date, and the original façade complete with an early 20th century casement window are visible behind the verandah.

The house is notable as a highly intact example of a Victorian cottage with some early 20th century additions and alterations that are considered to be part of the heritage fabric of the place.

15 Porritt Avenue (Rāhiri)



Image: 15 Porritt Avenue, M Kelly 2016

Built: 1896

Architect / Builder: unknown

Title number: WN76/252

⁹¹ 00078:3327:177821, 13 Porritt Ave, New one-bedroom cottage, ground floor plus mezzanine, one bathroom, four Velux skylights & gas fire. Demolish existing cottage, 2008, Pratley Family, Architect – Irena Desmond, WCA



Legal Description: Lot 44 DP 645 and Part Lot 43 DP 645

This house at 15 Porritt Avenue was built in 1896 for Thomas (Tamati) George Poutawera, who lived at the house with his wife Jeanette (nee Jenkins)⁹² and their two children. Thomas bought section 44 and 43 in the last big subdivision of the Victoria Block, in 1896.⁹³ The house was designed in 1894 and called Rāhiri,⁹⁴ presumably in honour of Ngāpuhi's founding ancestor Rāhiri, who was a descendant of Kupe, Nukutawhiti and Puhi.⁹⁵

Thomas Poutawera (Ngāpuhi) was born in the Bay of Islands. He was a cousin of Hone Heke and was educated at Te Aute College. In about 1884 he came to Te Whānganui-a-Tara Wellington to work for the government, and for many years he was an interpreter in the Native Department, including to the Native Land Court. He was also a prominent member of the Wellington Cricket and Football Clubs⁹⁶ and a Sunday School teacher at St Mark's.

Thomas was a member of the Polynesian Society and elected to its Council in 1897. His translations of Māori legends were published in their highly respected journal. In 1897, he gave a paper on "The employment of Maoris after leaving school" at the first conference of the Te Aute Students' Association.⁹⁷ By that time he was in poor health, with one article in the *Evening Post* stating, "We are glad to learn that the health of Mr T Poutewera [sic?], of the Native Office, who recently underwent an operation in the Hospital, is improving."⁹⁸ Unfortunately, the operations were unsuccessful, and he died later that year, at the age of 36.⁹⁹

Jeanette Poutawera continued to live in the house until the end of the 1920s. Their son Leonard Rāhiri Poutawera passed the Civil Service examination with credit in 1912.¹⁰⁰ He joined the Māori Contingent in WWI,¹⁰¹ and was later the

⁹² *Pahiatua Herald*, Volume V, Issue 576, 29 November 1897, Page 2
<https://paperspast.natlib.govt.nz/newspapers/PAHH18971129.2.4>

⁹³ *Evening Post*, 26 Sept 1896, p.5

⁹⁴ 00053:17:1000, WCA

⁹⁵ Rāwiri Taonui, 'Ngāpuhi', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/ngapuhi> (accessed 17 November 2021)

⁹⁶ *Evening Post*, Volume LIV, Issue 129, 27 November 1897, Page 5
<https://paperspast.natlib.govt.nz/newspapers/EP18971127.2.32>

⁹⁷ *Journal of the Polynesian Society*, Vol. 1, No. 1, 1892

⁹⁸ *Evening Post*, 7 July 1897, p.5

⁹⁹ *Evening Post*, 27 Nov 1897, p.2

¹⁰⁰ *Evening Post*, Volume LXXXIII, Issue 14, 17 January 1912, Page 8
<https://paperspast.natlib.govt.nz/newspapers/EP19120117.2.86>

¹⁰¹ Manatū Taonga Ministry of Culture and Heritage, "28th Māori Battalion" [website] <https://www.28maoribattalion.org.nz/soldier/leonard-rahiri-poutawera> [accessed November 2021] note that Porritt Avenue was named Ellice Avenue at this time; Auckland Museum, "Online Cenotaph" [website] <https://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C111024?n=poutawera&from=%2Fwar-memorial%2Fonline-cenotaph%2Fsearch&ordinal=2> [accessed November 2021].



honorary secretary of the Wellington Council of Sport.¹⁰² His sister Airini Tui Poutawera married Alexander Tulloch Kebbell, a bank manager, in Te Whānganui-a-Tara Wellington in 1929.¹⁰³

Sometime around 1930 a Mrs F C McNeil purchased the house and lived there until the late 1960s. In 1968 the dwelling was converted into three flats by the owner, G Giappos and since then has been occupied by a number of different tenants.

The single-storey cottage at 15 Porritt Avenue was built with a shallow front garden which slopes quite steeply down to the street and is now delineated by a low timber fence. The dwelling is built with rusticated weatherboards and a corrugated iron hipped roof with an unusual line, due to the alterations made later.

The dwelling has a clearly defined front façade with a prominent square bay-window on the right with top-hung sash windows, a wide central entranceway with a double front door and a set of three-bay casement windows with top-hung fan lights on the left. The exterior features simple detailing, with different styles of detailing probably associated with different time periods dates over the lifetime of the house. There are pairs of eaves brackets around the eaves of the bay window, but these do not carry around the entire way.

On the 1900 Ward Map the dwelling is shown as having six rooms with a bay-window projecting forward on the right side and a verandah alongside. Mrs F C McNeill made alterations to the façade in 1936, adding the square projection onto the front left,¹⁰⁴ which projects out from the original roofline and removing the verandah from the front.

¹⁰² Evening Post, Volume CXL, Issue 135, 5 December 1945, Page 2
<https://paperspast.natlib.govt.nz/newspapers/EP19451205.2.9.8>

¹⁰³ *Wairarapa Daily Times*, 23 February 1929, Page 4
<https://paperspast.natlib.govt.nz/newspapers/WDT19290223.2.15>

¹⁰⁴ B15293, 15 Porritt Ave, Dwelling Additions, 8 Jul 1936, Mrs FC McNeill, WCA



17 Porritt Avenue



Image: 17 Porritt Avenue, M Kelly 2016

Built: 1897

Architect / Builder: unknown

Title number: WN92/175

Legal Description: Part Lot 42 and Part Lot 43 DP 645 and Part Section 329 City of Wellington

In 1897 the Courtenay Place Congregational Church decided to build a new manse and the suggestion was made that they purchase a section on the Victoria Block (Section 43 Ellice Avenue), the total cost of the section and building to be £650. Mrs Williams of The Terrace Church offered to advance the necessary money if the Church could raise £150. On completion the house at 17 Porritt Avenue was occupied by a series of ministers until the 1950s. The Rev. William Simpson Fernie, for instance, lived there in 1900 and 1901.¹⁰⁵ In 1916 the Church added a washhouse. Bolk Piatkowski converted the dwelling into two flats in 1954 and lived in one during the 1960s. He made alterations to the house in 1960.¹⁰⁶ Since the 1970s a number of tenants lived there until the mid-1990s. More recently the villa has become a family home.

The Thomas Ward map of 1900 shows the dwelling at 17 Porritt Avenue as having seven rooms with the two bay windows. This large two-storey villa was built back from the street on the natural slope of the section. The exterior is clad in rusticated weatherboards and has a corrugated iron gable and hip roof. The front façade is asymmetrical with a square bay window on the lower storey on the left side and a balcony above. The entrance is set along the left side of the house along a path. The right projection is the most prominent with a square bay window on the ground floor with hung sash windows. Above this is a three-bay casement window with top hung fan lights and gable above. The top half of the gable is

¹⁰⁵ See *Stones Directory*, 1902

¹⁰⁶ B35712, 17 Porritt Ave, Convert Dwelling to 2 flats, 8 Feb 1954, Piatkowski, AJ Hardy; C04665, 17 Porritt Ave, Dwelling Additions, 31 Mar 1960, Piatkowski, WCA



infilled with decorative timber work and pairs of eaves brackets run along the line of the roof. The balcony is detailed with chamfered timber posts and brackets and linear decorative cut-outs. Windows running along the north and south facades are typically single hung sash windows.

The house is notable as a highly intact example of a substantial Victorian house.

19 Porritt Avenue



Image: 19 Porritt Avenue, M Kelly 2016

Built: 1900

Architect / Builder: unknown

Title number: WN46C/684

Legal Description: Part Lot 41-42 DP 645

No. 19 and 21 Porritt Avenue were built for Alfred Lewis in 1900 but neither was occupied by him in the following years. Lewis was a prominent Wellingtonian; a soft drink manufacturer, philanthropist, musician and a devoted member of the Congregational Church.¹⁰⁷ The Congregation Church is associated with the Temperance and Prohibition movements—which is possibly why Lewis manufactured non-alcoholic soft drinks.¹⁰⁸

The house was occupied by Colonel Lambert W Loveday during the 1910s and then long-term by James Rankine, a master mariner, from the mid-1920s until the early 1940s. Civil servant David Martin moved in around 1950 and lived there until

¹⁰⁷ *Evening Post*, 30 June 1945, p.9

¹⁰⁸ Mark Derby, 'Diverse Christian churches - Baptists and Congregationalists', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/diverse-christian-churches/page-1> (accessed 17 November 2021)



the end of the 1950s. The dwelling was converted into two flats in 1985.¹⁰⁹ Since then it has had a number of different occupants.

This two-storey villa at 19 Porritt Avenue is set back from the street. There is a front garden, and the house is accessed up a path from the street.

The exterior is clad in rusticated weatherboards and has a corrugated iron hipped roof. The front façade is asymmetrical but is fronted by a verandah that runs along the front on both the upper and lower storeys. The verandah has a bull-nose style roof which gives the villa a particular character that sets it apart from the dwellings either side. On the lower storey there is a square bay window on the left, with a set of two hung sash windows with top-hung fan lights. To the right is a prominent entrance with glass panes running around the outside and a large arched window above. The upper storey has two double doors to the balcony, with square glass panes. The balcony is decorated with chamfered timber posts, curved brackets, timber fretwork and moulded balusters.

The house is notable as a highly intact example of a Victorian house.

21 Porritt Avenue



Image: 21 Porritt Avenue, M Kelly 2016

Built: 1900

Architect / Builder: unknown

Title number: WN49B/722

Legal Description: Part Lot 41 DP 645

¹⁰⁹ C67351; 19 Porritt Ave, Convert 2 flats to Dwelling, 25 Feb 1985, RP Wilkinson and BA Watson, WCA



No. 19 and 21 Porritt Avenue were built for A M Lewis in 1900 for £750 each. Lewis lived in neither house. Lewis was a prominent Wellingtonian; a soft drink manufacturer, philanthropist, musician and a devoted member of the Congregational Church.¹¹⁰ The Congregation Church is associated with the Temperance and Prohibition movements—which is possibly why Lewis manufactured non-alcoholic ‘soft drinks’.¹¹¹

No. 21 housed a master mariner, George Wilkinson during the 1920s. Robert Todd lived there long-term from 1946 until 1958 when the house was converted into two flats by owner C Gerondis.¹¹² Since then, it has been occupied by a number of different people, with six tenants with different last names listed on the 1995 Habitation index.

The two-storey villa at 21 Porritt Avenue is clad in rusticated weatherboards and has a hipped roof in corrugated iron. The dwelling has a clearly defined front façade with the entrance on the right side under a verandah, which runs along the front, butting into a square bay window projecting forward on the left. The bay has sets of swept head single-hung sash windows. The upper storey has a set of two swept head single-hung sash windows on the left and a single one on the right. The exterior is decorated with pairs of eaves brackets running along the line of the roof.

The house is notable as a highly intact example of a Victorian house.

¹¹⁰ *Evening Post*, 30 June 1945, p.9

¹¹¹ Mark Derby, 'Diverse Christian churches - Baptists and Congregationalists', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/diverse-christian-churches/page-1> (accessed 17 November 2021)

¹¹² C03775, 21 Porritt Ave, Convert Dwelling to 2 flats, 4 Aug 1959, C Gerondis, WCA



23 Porritt Avenue



Image: 23 Porritt Avenue, M Kelly 2016

Built: c.1899

Architect / Builder: unknown

Title number: WN103/179

Legal Description: Lot 39 DP 645

Harold Linney, a clerk, lived in this house at 23 Porritt Avenue from the early 1900s through to 1910 when it was taken over by Walt John Staff, clerk of works, and his wife Annie, who lived there until the late 1920s. The date on the drainage plan indicates the house was constructed in 1899.¹¹³ In the late 1920s, Alfred Lewis, a civil servant, purchased the property and made several alterations, including adding a garage in October 1929 and a porch in 1933.¹¹⁴ The property was then occupied by another long-term tenant, driver William Tinney from the 1940s until the mid-1970s. From the 1980s it was occupied by a number of different tenants including up to six tenants in 2010.¹¹⁵

This single-storey villa at 23 Porritt Avenue was built with a front garden that slopes quite steeply down to the street. The small front yard is enclosed from the street by a garage at street level combined with a continuous masonry and white picket fence running along the front.

The dwelling has a symmetrical façade with a set of bay windows either side of a central entranceway covered by a small gabled porch. The main roof is a corrugated iron hipped roof, and the exterior is clad in rusticated weatherboards. The bay windows are not identical, the left is composed of a four casement windows with top-hung fan lights, whereas the central window on the right bay

¹¹³ Date on drainage plan, Applicant: Lennie 00432:425:35749, 1899, WCA

¹¹⁴ B8167, 23 Porritt Ave, Garage, 1 Oct 1929, A Lewis; B08616, 23 Porritt Ave, Additions & Alterations, 20 Jan 1930, A Lewis, G H Hathaway; B12526, 23 Porritt Ave, Porch, 18 Aug 1933, A Lewis, WCA

¹¹⁵ 'Habitation Index', Wellington Central, 2005



has been combined to form one large pane. There is simple timber detailing on the verandah over the front entrance, with dentil blocks and panelling.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions / alterations that are considered to be part of the heritage fabric of the place.

25 Porritt Avenue



Image: 25 Porritt Ave, M Kelly 2016

Built: 1900

Architect / Builder: unknown

Title number: WN109/230

Legal Description: Lot 37 DP 645

This single-storey villa was built in 1900 for John Henderson,¹¹⁶ a clerk, who lived in the house until the mid-1920s. During the 1920s and 30s, the house at 25 Porritt Avenue was occupied by several different tenants including Jane Cutcher, Mrs E Phelan, and Robert Collier, a wicker worker. Lucy Adams owned the house during the 1940s and during this time added the garage to the front in 1940. Mrs P Sim lived there long-term from 1957 until 1977. From the 1980s, it housed a single occupant until around 2005.

25 Porritt Avenue is a single-storey villa clad in rusticated weatherboards with a corrugated hipped roof. The dwelling has a clearly defined front façade with a symmetrical design of two bay windows either side of a central covered entrance. The two bay windows are the same in design, with three bays of single-hung sash windows. The central entrance is wide with double doors and accessed up a set of stairs onto a verandah. The exterior features simple detailing with pairs of eaves brackets, chamfered timber posts and a stepped detail above the opening of the verandah. The chimneys are a notable feature of the roofscape.

¹¹⁶ 00053:67:4106, 25 Ellice Avenue, Dwelling, 19 Oct 1900, J Henderson; B21184, 25 Porritt Ave, Garage, 18 Mar 1941, Mrs Adams, WCA



A shallow front garden sets the dwelling back from the street and a garage forms part of a continuous low concrete wall enclosure. The garage was added in 1940 and sits very close up against the left side of the verandah, almost touching and obscuring the effect of the symmetrical façade.

The dwelling shown on the 1900 Thomas Ward Map has seven rooms and the two prominent bay windows at the front, but not the covered porch entrance. It may not have been completed when the map was prepared, or perhaps the porch was added several years later.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions and alterations that are considered to be part of the heritage fabric.

27 Porritt Avenue



Image: 27 Porritt Ave, M Kelly 2016

Built: 1899

Architect / Builder: unknown

Title number: WN52D/209

Legal Description: Lot 35 DP 645

This house at 27 Porritt Avenue was built for W Wood in 1899.¹¹⁷ There is no evidence to confirm if he lived in the house or not. Occupation turned over regularly in early decades and included a furnisher, an accountant, and a chef's mate. John R Crocker owned and occupied the house during from the 1940s to the 1960s and added the garage at the front in 1940. He later added a wash house in 1946.¹¹⁸ It had several different tenants until the Hahladakis family became residents in the late 1970s.

This single-storey villa at 27 Porritt Avenue was built with a shallow set-back from the street, with the front yard enclosed by a low masonry and picket fence.

¹¹⁷ 3175, 27 Ellice Avenue, Dwelling, 13 Jan 1899, W Wood, WCA

¹¹⁸ B21110, 27 Porritt Ave, Garage, 14 Nov 1940 24 Mar 1941, JR Crocker; B25241, 27 Porritt Ave, Wash house, 17 Oct 1947, JR Crocker, WCA



Featuring rusticated weatherboards and a corrugated iron hip and gable roof, the house has a symmetrical design of two bay windows either side of a covered entrance. The two bay windows are the same square design, with three bays of single-hung sash windows. The central entrance is accessed up a set of stucco steps from the right, which obscure the original symmetrical design of the house. The exterior is moderately detailed with the top half of the gables infilled with decorative timber work and eaves brackets under the gable and chamfered timber posts on the verandah. The later addition of the garage at street level sits against the left corner of the house.

The dwelling shown on the 1900 Thomas Ward Survey Map matches the one seen today with two bays either side of a covered entrance. It is described as being a six-room villa.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions and alterations that are considered to be part of the heritage fabric.

29 Porritt Avenue



Image: 29 Porritt Avenue, M Kelly 2016

Built: c.1899

Architect / Builder: unknown, possibly W L Burnett

Title number: WN20C/319

Legal Description: Lot 33 DP 645

E S Stafford was the owner of this dwelling at 29 Porritt Avenue at the time of the preparation of the drainage plan in 1899¹¹⁹ and in 1902 he was listed as the occupier, so it seems likely that the house was built for him. Stafford was later a councillor for the Onslow Borough.¹²⁰ He was also elected as a director of the Khandallah Bowling Club in 1916.¹²¹

¹¹⁹ Drainage Plan, Applicant: W L Burnett, 00432:425:35753, WCA

¹²⁰ *Evening Post*, 20 April 1911, p.8

¹²¹ *Dominion*, 6 July 1916, p.7



Stafford was followed by a number of different occupants, including a post office clerk, a salesman, and a moulder. A garage was added in 1929 by owner and occupant William Burnet, a moulder.¹²² Chue Gee, a silk merchant, occupied the house from 1940 through to the late 1950s. The dwelling was converted to two flats in 1968 by then owner C Hassakis.¹²³ It has housed a number of different tenants since then.

In 2011 there were extensive alterations made to the interior and layout of the house, including the removal of an existing bedroom for the extension of a new family room and kitchen; internal alterations for a new laundry, bathroom and dining room; and alterations to the bathroom of the existing sleep-out.¹²⁴

This single-storey cottage at 29 Porritt Avenue is set back from the street with a shallow front yard and a low masonry and picket fence forming the enclosure. The footprint of the dwelling shown on the 1900 Thomas Ward Survey Map matches the one seen today with the square bay window on the right and the verandah running along the front. It was described as being a six-room villa.

The exterior is clad in rusticated weatherboards and the roof is clad in corrugated iron and hipped. The dwelling has a clearly defined, asymmetrical front façade with a square bay window projecting forward on the right, a central entrance, and a verandah running along the front and butting into the bay. Both the bay window on the right and windows under the verandah on the left consist of two double-hung sash windows. The exterior is detailed with eaves brackets running around the dwelling, moulded timber posts on the verandah with timber brackets and linear decorative cut-outs.

The garage added at street level in 1929 forms part of the continuous enclosure along the front of the property and obscures the right hand of the villa.

The house is notable as a highly intact example of a Victorian villa.

¹²² B06998, 29 Porritt Ave, Garage, 14 May 1929, W L Burnet, WCA

¹²³ C27511, 29 Porritt Ave, Convert Dwelling to 2 flats, 12 Sep 1968, C Hassakis, WCA

¹²⁴ 00078:3910:227352, 29 Porritt Ave, Removal of existing bedroom for extension of new family & kitchen, internal alterations for new laundry, bathroom & dining; alterations to bathroom of existing sleep-out, 2011, WCA



31 Porridd Avenue



Image: 31 Porridd Avenue, M Kelly 2016

Built: 1900

Architect / Builder: unknown

Title number: WN109/252

Legal Description: Lot 31 DP 645

The bay villa at 31 Porridd Avenue was constructed in 1900 for Sergeant-Major Thomas MacDonald,¹²⁵ who lived there for a short period. From 1910 through to the end of the 1920s the occupants included a master mariner, an accountant and an advertising agent. The Bauckman family moved into the cottage in the 1930s, adding a garage in 1932¹²⁶ and lived there until 1940. Arthur J Beauchamp, listed as a traveller, lived there during the 1940s and 1950s. Since 1960 it has been occupied by a variety of occupants including a tailor and a factory worker.

This single-storey villa at 31 Porridd Avenue is built back from the street with a shallow front yard and a low decorative concrete block wall, forming the enclosure. The exterior is clad in rusticated weatherboards with a corrugated pyramid hip roof, and a small gable over the bay window.

The dwelling has a clearly defined, asymmetrical front façade with a central entrance, a verandah running along the front and butting into a square bay window projecting forward on the right. Both the bay window on the right and windows under the verandah on the left consist of casement windows with top-hung panes that are likely to date from the mid-20th century. The windows are an intrusive modern alteration that do not contribute to the aesthetic values of the house.

¹²⁵ 4106, 31 Porridd Ave, Dwelling, 9 Oct 1900, McDonald, WCA

¹²⁶ B11984, 31 Porridd Ave, Garage, 1 Dec 1932, Mrs K Bauckham, WCA



The entry way is accessed up a set of concrete stairs onto the verandah. The eaves above the bay window are infilled with decorative timber work and the verandah is decorated with chamfered timber posts decorative cut-outs.

The garage was added at street level in 1932, three years after the neighbouring garage and is of a similar style.

The house is a substantially intact example of a single-storey villa.

33 Porritt Avenue



Image: 33 Porritt Avenue, M Kelly 2016

Built: 1900

Architect / Builder: Menelaus and Riggs

Title number: WN58B/428

Legal Description: Lot 29 DP 645

This single-storey cottage at 33 Porritt Avenue was originally built for J Brodie by local builders Menelaus and Riggs in 1900,¹²⁷ but from 1902 housed a number of different occupants including Philip G Hutchison, a master at Wellington College, an oil and colour merchant, a bookmaker, a journalist, a painter and a seaman. Mrs E Redward owned and lived at the cottage during the 1910s and made some additions. It has had several long-term residents; Arthur G Hambrow, a coach painter during the 1930s and Clar Kemp, a mill employee from 1946 through until the end of the 1950s. He built a garage in 1950.¹²⁸ Charles Ranchhod, a civil servant, lived and owned the house in the 1970s.¹²⁹ Since 1980 it has had a number of different tenants and was converted into flats.

This single-storey cottage at 33 Porritt Avenue has a shallow front yard separated by a white picket fence. The front façade is symmetrical in design, with two sets of

¹²⁷ 3676, 33 Ellice Avenue, Dwelling, 5 Jan 1900, J Brodie, Menelaus & Rigg, WCA

¹²⁸ B28905, 33 Porritt Ave, Garage, 3 Apr 1950, C Kemp, WCA

¹²⁹ *Wises New Zealand Post Office Directory, 1896-1979*



bow windows (presumably early additions) either side of a central entrance and a verandah running along the front. This is one of the only houses on the street with a bull-nose style verandah. The exterior is clad in rusticated weatherboards on the main part of the dwelling, with bevel-back weatherboards used on the lower portion of the verandah. The roof is a simple corrugated iron hip. The bow windows are five-bay casement windows with top-hung fan lights. The verandah is simple decorated with chamfered timber posts, corner brackets and a small timber awning above the steps leading up to the entrance.

The garage, completed in 1950, is built up to the edge of the verandah on the right, obscuring the symmetrical design of the house. The portion of verandah above the garage infilled.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions and alterations that are considered to be part of the heritage fabric.

35 Porritt Avenue



Image: 35 Porritt Avenue, M Kelly 2016

Built: pre-1905

Architect / Builder: unknown

Title number: WN99/99

Legal Description: Lot 27 DP 645

The original owner of this house at 35 Porritt Avenue is not known. It was built sometime in the early 1900s.

There have been several long-term occupants of this villa. Frederick Godber, a confectioner, owned and lived at the house from 1905 until the mid-1920s.

Alterations were made for Godber in 1910 by local builder Matthew Menelaus.¹³⁰ Later, Charles Godber, a printer and presumably a relation, lived there until the

¹³⁰ 00053:160:8817, 35 Ellice Avenue, Addition, 15 Oct 1910, F C Godber, Menelaus, WCA



1930s. Alterations were carried out in 1927 to the rear of the dwelling, removing the washhouse and verandah, and adding a new bow window.

Albert Somerville owned and lived at the property from 1935, building a shed the same year.¹³¹ Mrs Elizabeth Bennett was a resident during the 1950s. There were several occupants during the 1960s. The house was then occupied during the 1970s by Chas Papadakis, a factory worker.¹³² The car pad was added in 1998 and there were internal changes in 2011.

35 Porritt Avenue is a single-storey dwelling in the style of a transitional villa. The dwelling shown on the 1900 Ward Map shows a six-room villa with a verandah running across the entire front façade. It is set back from the street by a shallow forecourt, which is now paved and separated from the street by a masonry wall. The street-facing façade is asymmetric with a bow window on the left set into a projecting gable, a central entrance and a row of casement windows to the right. The bow window has five casement windows with top-hung fan lights in decorative panes and is covered by a corrugated iron awning. The gable above is infilled with shingles and dentil blocks. The exterior of the house is clad in rusticated weather boards with the base of the bay window rough-cast. The corrugated iron pyramid hipped roof incorporates the verandah over the entrance. The windows to the right are a set of four casement windows with top hung fan lights with decorative glass panes. The whole width of the bay window is covered by a timber awning with brackets. The opening above the entrance is a swept head with minimal detailing.

The house is notable as a highly intact example of a transitional villa with some early 20th century additions / alterations that are considered to be part of the heritage fabric of the place.

¹³¹ B14376, 35 Porritt Ave, Shed, 23 Sep 1935, 15 Oct 1935, Somerville, WCA

¹³² *Wises New Zealand Post Office Directory, 1896-1979*



37 Porritt Avenue



Image: 37 Porritt Avenue, M Kelly 2016

Built: 1899

Architect / Builder: unknown

Title number: WN116/207

Legal Description: Lot 25 DP 645

This house at 37 Porritt Avenue was built for Edward Hylton, a clerk, in 1899,¹³³ and he and his wife Annie lived there until his death in 1928. His widow remained in the house until her death in 1942.¹³⁴ Gabriel Karantze purchased the house in about 1955 and made significant alterations to the front of the dwelling. The original façade had two square bay windows set into gables and a covered central entranceway, much like the style of No. 27. Karantze removed the bays and replaced them with sets of casement windows. The entrance was then covered by a simple porch.¹³⁵

This house at 37 Porritt Avenue is a simple box-shaped dwelling clad in bevel-back weatherboards and with a corrugated iron pyramid hipped roof. The street facing façade is symmetrical, featuring two sets of three-bay casement windows with a larger fixed panel in the centre and top-hung fan lights on the outer bays. The entrance is set in the centre, covered by a porch and features glass double doors with a zig-zag pattern. The house is set back from the street with a shallow front yard and a rough-cast wall at the front. The porch is constructed using brick and has a curved steel handrail and simple timber posts. The exterior detailing is minimal and is similarly pared back like the dwelling next door at No. 39, but with none of the timber embellishments seen on the cottages and villas nearby.

¹³³ 3494, 37 Ellice Avenue, Dwelling, 15 Aug 1899, E J Hylton, WCA

¹³⁴ Cemeteries Search, <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 3 March 2017]

¹³⁵ B37747, 37 Porritt Ave, Dwelling Alterations, 6 Apr 1955, 6 Dec 1955, G Karantze, WCA



39 Porritt Avenue



Image: 39 Porritt Avenue, M Kelly 2016

Built: 1899-1900

Architect / Builder: Menelaus & Riggs

Title number: WN104/255

Legal Description: Lot 23 D P 645

This house at 39 Porritt Avenue was built between 1899 and 1900 by local builders Menelaus & Riggs for Lachlan Fraser. He lived in the property for a few years after its construction. It had several different tenants including several blacksmiths and an accountant until long-term resident Henry Nash moved in around 1910. Nash lived there until the late 1940s when Dennis Bouleris purchased the property. Bouleris made several alterations in 1953.

At the time of its construction the house at 39 Porritt Avenue had six rooms with one small bay on the right. This simple box-shaped dwelling is clad in rusticated weatherboards and with a corrugated iron hipped roof. The street-facing façade is symmetrical, featuring two sets of three-bay casement windows with top-hung fan lights on the outer bays. The entrance is along a path running down the left side of the house. The house is set back from the street with a shallow front yard and a rough-cast wall at the front. The exterior detailing is minimal and is similarly pared back, like the dwelling next door at No. 37, but with none of the timber embellishments seen on the cottages and villas nearby.

The additions and alterations made in 1951 were to the rear of the building, changing and extending the design of the wash house, toilet, bathroom and kitchen.



41 Porritt Avenue



Image: 41 Porritt Avenue, M Kelly 2016. Altered subsequently

Built: 1897

Architect / Builder: unknown

Title number: WN86/198

Legal Description: Lot 21 DP 645

This house at 41 Porritt Avenue was built for G Winter in 1897.¹³⁶ The builder is not known, and neither is how long Winter occupied the house.

Frederick Nation was a long-term resident, occupying the villa from around 1902 until the end of the 1960s. Nation worked as a compositor and then later as a metal worker. Since then there have been a number of different residents. During the 1960s the house was occupied by Greek families, including those with surnames Hema and Apostolakis.

The single-storey villa at 41 Porritt Avenue is set back from the street by a shallow forecourt, which is now paved and separated from the street by a series of timber fences and wrought iron gates. The dwelling is clad with rusticated weatherboards and has a symmetrical front façade with two bay windows either side of a central covered entrance. The two bay windows are the same design, with three double-hung sash windows with segmental heads. The central entrance is accessed via a set of concrete steps and features a curved top. The roof is a corrugated iron pyramid hip style, with smaller pyramids over the two bay windows at the front. The exterior is moderately detailed with eaves brackets. There were several alterations made to the interior of the villa in 2011, with a 'revamp' of the internal layout, a new bathroom, and a new kitchen.

The house is notable as a highly intact example of a Victorian villa.

¹³⁶ 2169, 41 Ellice Avenue, Dwelling, 27 May 1897, G Winter, WCA



43 Porritt Avenue



Image: 41 Porritt Avenue, M Kelly 2016

Built: 1897

Architect / Builder: M D Menelaus

Title number: WN86/232

Legal Description: Lot 19 DP 645 **Town Section 326**

Matthew Menelaus built this villa at 43 Porritt Avenue for himself in 1897¹³⁷ and occupied it until his death in 1931. It was then put up for auction. The house was described as 'one of the soundest-built homes,' in an area where 'values steadily hold their own.' It was also described as having a good section, gardens, concrete paths and 'ample room for a garage.'¹³⁸ The original house had a verandah running across the front, but at some point this was removed and the bay on the right added. From appearances this most likely happened while Menelaus was still the owner.

Throughout the 1930s and 40s William Campbell, a driver, lived in the cottage. George Penfold purchased the property in 1951, adding the garage to the front later that year. In 1997, new owners removed the timber awnings and porch that had been built over the windows and entrance and reinstated a verandah.¹³⁹

This single-storey villa at 43 Porritt Avenue has a shallow front yard and a low masonry and wrought iron fence. The exterior is clad in rusticated weatherboards and the hipped roof is corrugated iron. The dwelling has a clearly defined, asymmetric front façade with a central entrance, a verandah running along the front and butting into a square bay window projecting forward on the right with gable above. The windows in the bay are sashes with a row of fixed leadlight windows above. The gable and eaves above the bay are simply decorated with

¹³⁷ 00053:36:2243, 43 Ellice Avenue, Cottage, 20 Jul 1897, M D Menelaus, M D Menelaus, WCA

¹³⁸ *Evening Post*, 23 January 1932, p.22

¹³⁹ 00078:124:37314, 43 Porritt Ave, verandah, 1997, T Edhouse and J Barlow, WCA



plain barge boards and a half finial, while under the windows are inset panels with moulded borders. The windows under the verandah are sash windows. The entrance is detailed with glass panels set around the door. The verandah is decorated with chamfered timber posts with curved brackets. The garage forms part of the continuous enclosure along the front of the property and obscures the left side of the façade.

The house is notable as a highly intact example of a Victorian villa with some early 20th century additions and alterations that are considered to be part of the heritage fabric.

45 Porritt Avenue



Image: 45 Porritt Avenue, M Kelly 2016

Built: 1894-1895

Architect / Builder: Aston and White

Title number: WN75/293

Legal Description: Lot 17 DP 645

This villa was built at 45 Porritt Avenue by Aston and White for John Farquhar in 1895¹⁴⁰ and he lived there until around 1910. In 1897 Farquhar's house was described as 'the first erected on the lately surveyed Victoria block.'¹⁴¹ Farquhar owned a boot importing business with Thomas Potter and they had a store on Lambton Quay. The business was dissolved in 1894 and continued trading as "Potter and Son."¹⁴² Farquhar opened his own boot store on 48 Cuba Street in 1910.

James Besant, a draughtsman, moved into the villa in 1910 and lived there for around a decade. Arthur O'Brien, a journalist, was an occupant from the 1920s until the mid-1940s. John Robinson, a driver, lived there during the 1950s and

¹⁴⁰ 00053:217:953, 45 Ellice Avenue, Cottage, 1895, J H Farquhar, Aston & White, WCA

¹⁴¹ Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.698

¹⁴² *Evening Post*, 16 April 1894, p.3



then Naran Parbhu, a greengrocer, resided there from the end of the 1967 through until the end of the 1970s.¹⁴³ From the 1980s onwards, the dwelling has had a number of different tenants.

This single-storey villa at 45 Porritt Avenue was built with a shallow set back from the street and the front yard enclosed by a low decorative concrete block wall. The villa is clad with rusticated weatherboards with a corrugated iron pyramid hipped roof. The dwelling has a clearly defined front façade with a symmetrical design of two bay windows either side of a covered central entrance. The two bay windows are the same square design, with three sash windows. The central entrance is accessed via a sloping concrete path rather than steps. The exterior is moderately detailed with eaves brackets, glass panelling around the entry way and chamfered timber posts on the verandah. A simple lean-to carport was added in 1963 by the owner K Gerondis.¹⁴⁴

With the exception of the 1960s carport, the house is notable as a highly intact example of a Victorian villa.

49 Porritt Avenue (Dehra Dhoon)



Image: 49 Porritt Avenue, M Kelly 2016

Built: 1895

Architect / Builder: Clere and Richmond

Title number: WN75/160

Legal Description: Lot 4 DP 645

This house at 49 Porritt Avenue was built in 1895 for its most famous occupants, Kate and William Evans. The couple bought the land in 1894 from local landowner David Grey [possibly Gray] when the Grey [or Gray] family was subdividing some of the last undeveloped land on Matairangi Mount Victoria.

¹⁴³ *Wises New Zealand Post Office Directory, 1896-1979*

¹⁴⁴ C12466, 45 Porritt Ave, Carport, 6 May 1963, K Gerondis, WCA



The Evans hired architects Clere and Richmond to design their house.¹⁴⁵ Frederick de Jersey Clere became one of Te Whānganui-a-Tara Wellington's greatest architects, and is best known for the churches he designed including St Gerard's Monastery nearby on Hawker Street. The couple named the new house Dehra Dhoon (Dehradun), after the capital city of the state of Uttarakhand in north India.

Kate Evans (née Edger, 1857-1935) immigrated to Aotearoa New Zealand with her family as a young girl from England. After home schooling from her father, a clergyman, she gained entry to the University of New Zealand, partly by not revealing that she was a woman. She studied in Tāmaki Makaurau Auckland. When she graduated in 1877, she became the first woman in Aotearoa New Zealand to gain a university degree and the first in the British Empire to earn a Bachelor of Arts (in Latin and Mathematics). She then studied for her M.A. while teaching at Christchurch Girls' High School. At the age of 26 she was appointed the first principal of Nelson College for Girls. She was a strong Christian, a feminist and a keen supporter of the temperance movement.

Kate married William Evans in Nelson in 1890 at the age of 33, and the couple had three boys. William Evans (1858-1921) was a Congregationalist minister, originally from Wales. The couple moved to Te Whānganui-a-Tara Wellington in 1893, where both William and Kate were involved in the "Forward movement", which combined adult education with charitable and philanthropic work. As William's work was unpaid, the family relied on Kate Evans' teaching for their income. She set up a private girls' secondary school in the family home and taught adult pupils in the evening. William also took classes in the home. It is likely the house was planned to cater for their teaching activities and to bring up a family.

In 1900, William was elected to the Wellington City Council for Cook Ward until 1905. He took charge of the Newtown Congregational Church in 1904. Two years later the couple bought a house in Hiropi Street and sold their Porritt Avenue home. Kate continued private teaching until 1912. The couple remained in public life until William's death in 1921. Kate later moved to Ōtepoti Dunedin to be with one of her sons and died there in 1935.¹⁴⁶

The house was bought by John Teasdale, a draper. He lived in the house for 14 years and then sold the property to Maurice Cameron, 'hardware expert', in

¹⁴⁵ 35893; 49 Porritt Avenue – 1895 [drainage plan], WCA

¹⁴⁶ Biographical information on Kate and William Evans courtesy of Beryl Hughes. 'Edger, Kate Milligan', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/2e3/edger-kate-milligan> (accessed 19 January 2017)



1920.¹⁴⁷ He does not appear to have lived in the house and the house was converted into a private hospital by nurses Florence Gee and Mabel Fletcher.¹⁴⁸ Cameron's death in 1927 saw the house transferred to the Public Trust, where it stayed for nearly 40 years.¹⁴⁹ Street directories reveal that the longest lasting occupants during this period were the Larsens – Lars (a mariner) and his wife Annie, who occupied the house—and after Lars' death, Annie on her own—from the mid-1930s to the early 1950s.¹⁵⁰

At some point during the period that followed, the house was converted into a boarding house or flats.¹⁵¹ An even earlier change may have been the infilling of the verandah on the north elevation. No records of either of these changes have been located.

In 1966, the Public Trust finally sold the property to John Horgan, a plumber.¹⁵² Street directories suggest that the family, John, his wife Pearl and three sons, lived at the house, but it was also kept in flats, as there were two bedsits upstairs and an outside 'bach', which were upgraded in 1979 with new partitions and linings at an estimated cost of \$6,300. This work also involved the provision of fire escapes. The architect was R W England, who drew up the plans in 1976.¹⁵³ There was also a direct link with 69 Ellice Street, the house next door, which was divided into flats and shared fire escapes with 49 Porritt Avenue.

In 1987, plans were prepared to return the house to a single-family dwelling. The estimated cost was a considerable \$90,300, but the plans do not reveal who the architect was. The many changes included the rearrangement of walls on the first floor to reinstate bedrooms and create a new bathroom, an en-suite and den, a new kitchen in place of the west ground floor entrance (which was extended out to the fence) and two studios built in the roof space, along with the removal of the fire escapes.¹⁵⁴ A proposed roof-top extension was not pursued.

This large two-storey villa at 49 Porritt Avenue is clad in rusticated weatherboards with a hip and gable roof using standing seam metal. Although this is not the entry façade of the building, it is still a significant street-facing design with gables projecting forward and a bay window to the right. The eaves of the gables are infilled with shingles and are detailed with eaves brackets and finials. There is

¹⁴⁷ CT WN75/160, Land Information New Zealand (LINZ)

¹⁴⁸ *New Zealand Post Office Directory, 1920-1929*

¹⁴⁹ CT WN75/160, LINZ

¹⁵⁰ *New Zealand Post Office Directory, 1929-1960*

¹⁵¹ A WCC file titled 'Boarding House: 49 Porritt Avenue', began in 1964, which may be a clue to the year the boarding house was opened.

¹⁵² The house was sold twice the same day, to George and Anastose Yiappos and from them to Horgan. See CT WN75/160.

¹⁵³ C52269; 49 Ellice Avenue [49 Porritt Avenue], Upgrade existing 3 flats - 10 Aug 1979, WCA

¹⁵⁴ D7354; 49 Porritt Avenue, conversion of flats to dwelling – 1987, WCA



also a line of single detailing delineating the two storeys. There are a mix of window types throughout the building, including single-hung sash windows in the bay and along the upper and lower storeys, and large casement windows with top-hung fan lights in the lower projecting gable. Some of the windows have timber awnings. There is a large conservatory-style room on the second storey on the north façade, which features a set of casement windows.

This Victorian villa occupies a prominent corner site, so great attention was paid to the treatment of all the visible façades by the architect. The house, rectangular in form with two storeys, has a tray steel roof and rusticated weatherboard cladding, augmented with mock Elizabethan half-timbering on the upper storey.

The three visible façades include an eclectic mix of architectural styles and building materials typical of Frederick de Jersey Clere's later historic revivalist-style domestic architecture.¹⁵⁵ In addition to the half-timbering, there are shingle infills in the roof gable end, in the previous ground floor entrance porch (now kitchen) on the west façade, in place of weatherboards between the two floors and in place of fanlights over double-hung sash windows on the ground floor. There are cantilevered bay windows (that on the north elevation light a small conservatory), hoods over some ground floor windows and decorative mouldings of various kinds (eave brackets, trim under the bays, brackets beneath the bargeboards on the west gable and finials on gable ends). There is also a geometric Tudor arch on the half-timbering.

The upper storey verandah on the north elevation has long been infilled. There is a square bay on the south side of the house along with an entrance porch. Both of these are original to the house. The interior was not inspected but is arranged in a standard fashion, with kitchen, living and dining rooms, laundry etc. on the ground floor and bedrooms, bathrooms and ensuites upstairs, and studios on the top floor. Much of the interior furnishing dates from the 1987 refurbishment of the house to a single dwelling. There is also a one-room flat in the single-storey cottage at the north end of the property.

The house is notable as a highly intact example of a substantial Victorian villa that was designed by a significant Te Whānganui-a-Tara Wellington architect.

¹⁵⁵ Mew, Geoffrey and Adrian Humphris 2014, *Raupo to Deco: Wellington Styles and Architects 1840-1940*, Wellington, page 74



115 Brougham Street



Image: 115 Brougham Street, Michael Kelly 2017

Built: 1890-91

Architect / Builder:

Title number: WN11C/72

Legal Description: AKA 61 Ellice Street Lot 1 DP 34813

This house at 115 Brougham Street was constructed in 1890-91 on Town Acre 319. Town Acre 319 was owned (from 1863) by Thomas Foreman, a mariner and stevedore, who built a house close to Brougham Street in the 1860s.¹⁵⁶ Foreman sold part of his land in 1878 to Peter Doile,¹⁵⁷ and sold the balance of his land to Alexander McDougall, first manager of the State Coal Department in 1892. McDougall also owned the adjacent Town Acre 318 where he kept a large house known as Brougham House.

In 1888, Henrietta McDonnell opened a girls' secondary boarding school in Alexander McDougall's house, next door to 115 Brougham Street. McDougall and his wife vacated the house temporarily for this purpose.¹⁵⁸

Henrietta was the wife of Colonel Thomas McDonnell,¹⁵⁹ one of the most famous, if controversial, veterans of the New Zealand Wars. Thomas McDonnell is likely to have been born in the Philippines, and his family moved to Sydney. His father bought a trading, timber-milling and ship-building business in Hōreke, Hokianga,

¹⁵⁶ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 319, Archives New Zealand

¹⁵⁷ Evening Post, 28 March 1885, p.3

¹⁵⁸ Evening Post, 10 July 1888, p.2

¹⁵⁹ Henrietta was McDonnell's second wife. They married in 1870. His first wife, Rose, died in 1869. (See James Belich. 'McDonnell, Thomas', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/1m33/mcdonnell-thomas> [accessed 19 February 2017])



Aotearoa New Zealand under the patron chief, Te Taonui. Thomas jnr. moved to Hōreke when he was about 8 years old and learned te reo Māori with the help of tohunga Toenga Pou.

As an adult, Thomas McDonnell had an unsuccessful career with attempts at gold-prospecting, in the Civil Service, and farming. He joined the Colonial Defence Force in 1863 and rose through the ranks by serving with the kūpapa forces to become a major in 1866. His notoriety comes from actions against Ngāti Ruanui who were “desperate for peace”¹⁶⁰ and the subsequent brutal and unprovoked attack on their village of Pokaikai in August 1866. He was also involved in an “unnecessarily brutal” campaign against the forces of Waitaha prophet Hāraraia Mahika. He then was involved in an unsuccessful campaign against Tītokowaru at Te Ngutu-o-te-Manu in the Pātea district where the outcome was due to “Tītokowaru's genius rather than McDonnell's mistakes”¹⁶¹, and which resulted in the death of Captain Gustavus von Tempsky. He effectively lost his command due to this campaign, a defeat at The Peachgrove near Karaka, and loss against Te Kooti at Tāpapa near Taupō in 1870. He spent the next 30 years lobbying unsuccessfully “for tangible recognition of his services in the form of medals, monetary grants and government employment.”¹⁶²

The McDonnells had four children of their own, and Thomas McDonnell struggled for regular employment in the wake of his military career. Henrietta McDonnell is likely to have provided much of the family's income at this time. Her school operated for three years out of McDougall's house. It had success in attracting students but required a lot of advertising. Private schools proliferated in the 19th century, due to a shortage of state-run schools, particularly for girls, but also because there was a demand amongst the country's well-to-do for small-scale, elite schooling. Many of these establishments offered boarding.

In 1891, the school moved into a new purpose-built house/private-school at this house (115 Brougham Street).¹⁶³ A newspaper account shows that the house was built in late 1890, had 16 rooms, and the land and improvements cost £2,400.¹⁶⁴ The McDonnells may have built it, as they paid the rates on a substantial dwelling in 1891.¹⁶⁵ They named the building Melmerby House,¹⁶⁶ and the school ran until the end of 1896 and was known by various names—Ladies' Collegiate School,

¹⁶⁰ James Belich. 'McDonnell, Thomas', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1m33/mcdonnell-thomas> (accessed 19 November 2021)

¹⁶¹ Ibid

¹⁶² Ibid

¹⁶³ *Dominion*, 1 July 1915, p.2

¹⁶⁴ *Evening Post*, 20 December 1890, p.2

¹⁶⁵ *Wellington City Council Te Aro Ward Rate Book*, 1891-92, Wellington City Archives (WCA)

¹⁶⁶ *Evening Post*, 2 February 1892, p.3



Girls' School and Girls' College. The McDonnells moved to Whanganui where they had property and Thomas McDonnell died in 1899, aged 67.

In 1897, Wellington College took over Melmerby House, renamed it as College House. The house was used for housing and educating boarders for the next 10 years. The institution was run by a young school master, William Ward and his wife Kate.¹⁶⁷ At the end of the 10-year period, at which point Ward resigned to begin a law career, the house was put on the market but may not have sold immediately. It was readvertised for sale in 1910. In 1911, the household contents including twelve school desks were sold.¹⁶⁸ In 1912 or thereabouts, the house was re-occupied by William and Kate Ward.¹⁶⁹

In May 1915, the property was bought by the Young Women's Christian Association (YWCA) for use as a hostel. This began an association with the house lasting over 50 years. The purchase of the house was a result of an overwhelming demand for accommodation by single young women moving to Te Whānganui-a-Tara Wellington, particularly during WWI and WWII.¹⁷⁰ The YWCA, which already had two other hostels operating in Te Whānganui-a-Tara Wellington, offered single-sex, hostel-style accommodation at reasonable rates.

The house was redecorated, and the school classroom was subdivided into cubicles to form more accommodation.¹⁷¹ The building was opened on 30 June 1915 by the Countess of Liverpool, the wife of the Governor. The Wards were thanked for their assistance in getting the house ready for occupation.¹⁷² In 1918, a large functional two-storey dormitory extension, designed by W H Bennett, was built on the rear or east end of the house, giving an additional 40 rooms. At the same time, the sitting room at the west end of the house was extended and a bow window added, removing a significant part of the verandah. The estimated cost was £1,700.¹⁷³ In 1923, architect James Bennie added more toilets to the ablutions block attached to the 1918 wing. The builder was W D Orr and the estimated cost was £295.10.¹⁷⁴ In 1950, the YWCA secured a right of way to

¹⁶⁷ *Evening Post*, 21 December 1896, p.6

¹⁶⁸ *Evening Post*, 9 December 1911, p.10

¹⁶⁹ *New Zealand Post Office Directory*, 1913; and *Dominion*, 13 April 1912, p.2. Kate Ward advertised for a servant. 13 *Evening Post*, 1 July 1915, p.9

¹⁷⁰ See also heritage building #351 McGavin House and Surgery (former) 200 Willis Street [McGavin House and Surgery \(Former\) - Wellington Heritage - Absolutely Positively Wellington City Council Me Heke Ki Poneke \(wellingtoncityheritage.org.nz\)](http://www.wellingtoncityheritage.org.nz)

¹⁷¹ *Evening Post*, 1 July 1915, p.9

¹⁷² *bid.*

¹⁷³ 10794; 115 Brougham Street, additions to dwelling - 23 Dec 1918, Wellington City Archives (WCA)

¹⁷⁴ A1123; 115 Brougham Street, additions - 28 Feb 1923, WCA



Ellice Street, thus allowing vehicles to enter the property on Brougham Street and exit on Ellice Street.¹⁷⁵

In 1967, the YWCA sold the house to Colonial House Ltd¹⁷⁶ and in 1969 it undertook some minor changes to the house. The architects were Fearn and Fearn and the estimated cost \$500.¹⁷⁷ The hostel was renamed Oriana Guest House and was no longer only for single women. The following year, in 1970, the house was re-piled. In 1972, the property was bought by George Saunders and became known as the Brougham Court Flats. By the late 1970s, it was Rowena Guest House, then Rowena City Lodge and is now Rowena's Lodge.

The tourist boom and huge numbers of backpackers who visited Aotearoa New Zealand kept Rowena's Lodge busy year-round. Today, the Lodge offers budget rooms, dormitory accommodation, and tent sites.

A sprawling complex, this place has, at its heart, a still-visible large rectangular two-storey timber villa. The house, which was also intended to serve as a boarding school, had a two-storey verandah on its front, or west elevation. The main entrance (or one entrance) was in the middle of the ground floor on this elevation. The house had double-hung sash windows, a corrugated iron-clad hipped roof with a valley in the middle and rusticated weatherboards. No original plans survive to explain its internal arrangements, although later plans suggest a division between school rooms, reception rooms and kitchen on the ground floor and bedrooms on the first floor.

The current building is approaching twice the size of the original house. The front elevation and verandah was removed for a two-storey extension to the west end in 1918, while the double-storey dormitory was built the same year immediately to the rear. With the addition of an ablutions block in 1923, this largely comprises the lodge's footprint. The additions retained, in general, the treatment of the original house, with hipped roofs, rusticated weatherboards and double-hung sashes. The whole complex is festooned with fire escapes and staircases. There are no chimneys left above the roofline. The interior was not inspected but, other than the ground floor of the house, it is understood to be made up of bedrooms and dormitories of various sizes, with additional ablutions areas.

¹⁷⁵ CT WN558/89, Land Information New Zealand (LINZ)

¹⁷⁶ CT WN339/272, LINZ

¹⁷⁷ C29301; 115 Brougham Street, building alterations - 15 Jul 1969, WCA



Comparative Analysis Summary

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

Comparable houses listed in Matairangi Mount Victoria

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

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

The Porritt Avenue Heritage Area includes at least 31 houses that are notable as highly intact examples of Victorian and Edwardian dwellings. These houses have physical values that compare favourably to those already scheduled as individual heritage buildings in the Wellington District Plan.

Comparable heritage areas listed in Wellington

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

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

The Aro Valley Cottages Heritage Area has the most similarities with the six proposed new inner-city residential heritage areas. It is a small collection of 12 single and two-storey houses built between 1873 and 1903 and is situated along



a busy thoroughfare along lower Aro Street. The area is listed by both HNZPT and WCC. The proposed Porritt Avenue Heritage Area differs from the Aro Valley Cottages Heritage Area in that it is a much larger collection (45+ properties) and includes a wider range of examples of Victorian and Edwardian dwellings. Porritt Street and 115 Brougham Street were also home to a number of notable people and have significant historic values that are different from those at lower Aro Street.

The unique features of the Porritt Avenue Heritage Area are that 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 Matairangi Mount Victoria.

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 Porritt Avenue Heritage Area demonstrates these themes and patterns of development at a micro or street level.

The heritage area includes at least three private schools, two of which provided secondary education to young women in the 19th century. 115 Brougham Street is strongly associated with building the city's social and cultural life, particularly for its use for over 50 years by the YMCA to provide safe accommodation to women who came to work in Te Whānganui-a-Tara Wellington during and after both WWI and WWII.

Overall, the Porritt Avenue Heritage Area has significant heritage values in the Te Whānganui-a-Tara Wellington Region for its association with these important themes and patterns of development.



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

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

The Porritt Avenue Heritage Area has significant heritage value for its association with people and organisations who made a contribution locally within the Te Whānganui-a-Tara Wellington Region and nationally.

The heritage area has been home to some notable people, including Kate Evans, the first woman to graduate from an Aotearoa New Zealand university; educator Henrietta McDonnell and her husband Colonel Thomas McDonnell, a soldier in the New Zealand Wars; nurses Florence Gee and Mabel Fletcher; translator and civil servant Thomas Poutawera; and the long-standing city councillor William Gaudin.

115 Brougham Street has a strong association with the YWCA. The role of the YWCA is historically important as it provided safe accommodation for the many young women who sought work in Te Whānganui-a-Tara Wellington during and between WWI and WWII. This was particularly significant because young unmarried women had few options for housing in such socially conservative times.

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

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

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

Unknown



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

Porritt Avenue has significant architectural value for its concentration of highly intact Victorian and Edwardian Houses.

The houses in Porritt Avenue have retained much of their original late 19th / early 20th century architectural features and form and most of the houses are demonstrably from that period. Some houses were altered during the 1920s and 1930s to present more of the bungalow style that was fashionable at the time, including the adoption of casement windows and modifications to the bay windows and verandahs). These early alterations are considered to be part of the heritage fabric of the houses and the overall heritage area. Like many areas in Matakairangi Mount Victoria the arrival of the motor car in the interwar years saw the addition of garages to (mainly) the front sections of the properties.

(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.

Porritt Avenue has significant townscape value for its uninterrupted streetscape of late 19th and early 20th century housing and makes a considerable contribution to the character of Matakairangi Mount Victoria. There are few other streetscapes locally, and in the Wellington Region from the same period that can match its overall integrity.

(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 Porritt Avenue Heritage Area has significant group value within the Te Whānganui-a-Tara Wellington city and region. It is one of a group of heritage areas set within Matakairangi 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.



There are also some noteworthy groupings. These include the series of two-storey, one-room-wide cottages at the northern end of the street, the two-storey houses near the middle of the east side of the street and the row of single-storey houses on the east side, just before the southern end.

(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 Matairangi Mount Victoria, most of which is considered to be a special character area that is 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.

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

Porritt Avenue is the most intact street of any in Matairangi Mount Victoria. All the houses on Porritt Avenue are the first dwellings on their site and all were built within a 25-year period (c. 1885-1910). The various changes made to houses do not materially undermine the overall authenticity of the area.



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

The houses on Porritt Avenue are the first dwellings on their site and all were built within a 25-year period (c. 1885-1910), a time of relatively early occupation of the area by colonial settlers, but not considered particularly old in the 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 housing heritage was being undermined and lost through demolitions and alterations. The suburb is held in high public esteem by the local community to the extent that if it was damage or destroyed, it would cause a sense of loss.

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

Porritt Avenue's authentic collection of late 19th and early 20th houses are not hugely different from when they were first constructed. As such they represent a continuity of residential activity for well over 100 years and contribute significantly to the sense of place in Matairangi Mount Victoria.



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

Not assessed but note that the Heritage Area overlays part of SASM #164 Waitangi Awa.

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

The Porritt Avenue Heritage Area has a high level of overall integrity. It is a significant and important intact late 19th to early 20th century streetscape which is relatively rare in Wellington city.

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

The Porritt Avenue Heritage Area is a good representative example of the development of Matarangi Mount Victoria as a residential suburb. As a neighbourhood of late 19th and early 20th century housing that retains all of its original buildings, Porritt Avenue is a fine example of its type. The range of building styles and sizes reflects many of the kinds of houses being built in Te Whānganui-a-Tara Wellington and across Aotearoa New Zealand during the period.

Recommendations

Based on the preceding evaluation, the Porritt Avenue 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 Porritt Avenue Heritage Area has significant **historic** value as it is associated with important themes identified in Council's 2013 *Thematic Heritage Study of Wellington*. These include the history of migration to Te Whānganui-a-Tara Wellington by Māori and colonial settlers / tangata Tiriti, and the European settlement of Wellington established by the New Zealand Company in 1839. The history of the heritage area illustrates the creation of high-density inner-city suburbs in the late 19th and early 20th centuries, suburban expansion in the early and mid-20th century, and a return to inner-city living in the late 20th century.



Houses within the heritage area are strongly associated with people and organisations that made significant contributions locally, regionally and nationally.

The area has significant **physical** values including notable architectural, townscape and group values. The heritage area includes an uninterrupted streetscape of Victorian and Edwardian houses. 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 for the integrity and intactness of the streetscape. The houses are good **representative** examples of the of Victorian, Edwardian, and early 20th century houses that typify Matairangi Mount Victoria.

Other recommendations:

115 Brougham Street was identified in the Mount Victoria Heritage Study of 2016-2017 as having significant heritage values. It was recommended for inclusion in the schedule of heritage buildings. The house is located next to the boundaries of the both the Porritt Avenue and Armour Avenue Heritage Areas proposed in the 2016-17 study. The house has significant heritage values, particularly for its historic values locally within Te Whānganui-a-Tara Wellington. It has relatively low architectural values and low townscape or streetscape values—as it is difficult to see from the street. Consideration should be given to whether the house should be scheduled as a heritage building or included in either the Armour Avenue or Porritt Avenue heritage areas.

The first recommendation is that 115 Brougham Street should be included in a heritage area, rather than be scheduled as a heritage building. This is because the significant historic values of the building can add to the heritage areas' significance, and because the architectural values of the building are clearer when the building is considered in the context of the wider group. The physical values of the house are sufficient for it to contribute to the values of the area.

The second recommendation is that the house at 115 Brougham Street should be included in the Armour Avenue Heritage Area, rather than the Porritt Avenue Heritage Area. An initial review shows that the house has a shared history with both Armour Avenue and Porritt Avenue and is closer allied to the historic themes of the Porritt Avenue Heritage Area, particularly the themes of education and the provision of housing for a transient population. Alternatively, the house is not at all visible from Porritt Avenue, but glimpses can be seen from Armour Avenue, particularly behind 10 Armour Avenue. The recommendation to include 115 Brougham Street in the Armour Avenue Heritage Area is because any proposals for change at 115 Brougham Street would be assessed on the effects on the



overall heritage area and would be more likely to be visible from Armour Avenue than Porritt Avenue.¹⁷⁸

The third recommendation is to consider whether Tutchen Avenue should also be included in the Porritt Avenue Heritage Area, Tutchen Avenue is located on Town Section 323 and was also once part of the Tutchen's dairy farm. This would require further historic research and analysis of the physical, social and other values of the place. This was a suggestion proposed by the Mount Victoria Historical Society as part of their feedback on the draft Spatial Plan in 2021.

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	Significant
(i) Sentiment	
(ii) Recognition	Y
(iii) Sense of place	
D: Tangata whenua values	See SASM #164
E: Rarity	Significant
F: Representativeness	Significant

¹⁷⁸ Note: The house has significant heritage values and is eligible for listing in the District Plan. This recommendation is based on the use of the District Plan heritage provisions to manage the values of the place. Inclusion in the Porritt Avenue Heritage Area would also be an acceptable option.



Extent of the Place

The Porritt Avenue Heritage Area includes all buildings and structures at:

- 1, 2, 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, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 49, 50, 52, 54 Porritt Avenue
- 115 Brougham Street

Exclusions: None

Inventory of buildings and features

Key:

Status:

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

Name of building / feature	Status
1 Porritt Avenue	2
2 Porritt Avenue	3
3 Porritt Avenue	2
4 Porritt Avenue	2
5 Porritt Avenue	3
6 Porritt Avenue	2
7 Porritt Avenue	2
8 Porritt Avenue	3
9 Porritt Avenue	3
10 Porritt Avenue	3
11 Porritt Avenue	3
12 Porritt Avenue	2



13 Porritt Avenue	3
14 Porritt Avenue	2
15 Porritt Avenue	2
16 Porritt Avenue	2
17 Porritt Avenue	3
18 Porritt Avenue	3
19 Porritt Avenue	3
20 Porritt Avenue	2
21 Porritt Avenue	3
22 Porritt Avenue	3
23 Porritt Avenue	3
24 Porritt Avenue	3
25 Porritt Avenue	3
27 Porritt Avenue	3
29 Porritt Avenue	3
31 Porritt Avenue	3
33 Porritt Avenue	3
34 Porritt Avenue	3
35 Porritt Avenue	3
36 Porritt Avenue	3
37 Porritt Avenue	2
38 Porritt Avenue	3
39 Porritt Avenue	2
40 Porritt Avenue	2
41 Porritt Avenue	3
42 Porritt Avenue	2
43 Porritt Avenue including garage, front garden wall and wrought or cast iron fence.	3
45 Porritt Avenue excluding carport	3
46 Porritt Avenue including garage	3
48 Porritt Avenue	3



49 Porritt Avenue	3
50 Porritt Avenue	3
52 Porritt Avenue	3
54 Porritt Avenue	3
115 Brougham Street	3

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Appendices


Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013




Appendix 1 Comparative analysis

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


Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Armour Avenue Heritage Area	Armour Avenue, Matairangi Mount Victoria			<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.</p> <p>Matairangi Mount Victoria has many areas with groupings of fine houses of a similar period, but many include houses that have been altered unsympathetically; none retain the visible level of integrity achieved in Armour Avenue which has significant rarity value for this reason.</p>

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

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





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

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Elizabeth Street Heritage Area	Two eastern street-blocks of Elizabeth Street from Brougham Street to the Town Belt.			<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>





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

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




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

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



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

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



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

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

	Select the themes & subthemes which apply to the place	Yes / some (add explanation)
A	MIGRATION/ IMMIGRATION	
A1.1	Māori migration	
A1.1H	Streams and waters	Yes - see SASM #164 Waitangi Awa
A1.3	Early Colonists 1840-1869	Yes
A1.4	Vogel-era assisted immigration (1871-1882)	Yes
A1.4E	Early speculator housing	Yes
A2.2	Colonisation	Yes – Matairangi Mount Victoria is generally one of the earliest established suburbs
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes
A2.2B	Road alignment	Yes
A2.3	Suburban Expansion	Yes
A2.3A	Speculator housing	Yes
A2.4	Post WWII flight to outer suburbs and changing desirability of inner-city suburbs	Yes
A2.5	Gentrification/ protection of heritage housing	Yes
A2.5C	Restored houses/ precincts	Yes
A2.6	Return to city living/ apartment dwelling	
A2.6B	Buildings modified for use as apartments	Yes
A4.9	Farming	

A4.9A	Farm buildings, fences, sheds, tracks	Yes – subdivision of Tutchens' farm
B8	Health	
B8.3	Private practice	
B8.3A	Private hospitals, doctor's room/ surgeries	Yes, 49 Porritt Avenue
B8.4	Charitable organisations	Yes - YWCA
D2	Education and Learning	
D2.2	Primary, secondary	
D2.2A	Schools	Yes
D6	Communities of Special Interest	Yes - YWCA

