

Historic Heritage Area Evaluation

Ascot Street Heritage Area

including Ascot Street, Glenbervie Terrace, Hill Street,
Parliament Street, Sydney Street West, and Tinakori Road



Temporary Image, View from Sydney Street West, Google Streetview, 2021.

December 2021

Historic Heritage Evaluation	
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Executive Summary

The Ascot Street Heritage Area was evaluated for addition to the Wellington District Plan Schedule of Historic Heritage Areas. It includes the steep ridge bordered by part of Tinakori Road to the north-west, Ascot Street and Sydney Street West to the south-west and south-east, and Parliament and Hill Streets to the north-east. The area includes Glenbervie Terrace. This report includes research and an evaluation of the Heritage Area against the Wellington City Council heritage assessment criteria. The evaluation of historic values shows the Heritage Area to have significant historic, cultural, architectural and social values.

The Ascot Street Heritage Area was originally surveyed by the New Zealand Company into seven Town Acres. While early records of occupation are scarce, from the 1860s small dwellings began to be built. It was an area that attracted those of modest means, given the difficult topography. From the mid-1860s the Town Acres began to be subdivided into large lots and a number of small-scale landowners began to build small workers' cottages. Many were retained and leased to tenants. Others were sold as investment properties and a small number were owner-occupied. Several extended families began to dominate the area. Most residences were built by 1900 and during the twentieth century they became increasingly owner-occupied. Over time, modifications were made for modern living, but there were usually at the rear of the property, and largely obscured from view. Perhaps given the difficult terrain, the narrow streets and high number of rentals, the area escaped redevelopment. In the 1960s, motorway expansion saw a number of dwellings demolished, which served to stir the community into action and a recognition of the important heritage values of the area now predominates.

The area is recommended for scheduling as a Heritage Area. The Ascot Street Heritage Area is recommended to include 79 properties within the extent.¹

Scheduling is recommended to protect the exterior form, materials, scale and roof line of the buildings and structures, and extend over the entire legal site boundaries.

Summary Statement of Significance

The Ascot Street Heritage Area has extremely significant heritage values as an enclave of early workers' dwellings, which date from the 1860s and maintain a high

¹ See Extent of the Place, p. 254 for details.



degree of authenticity. The following summarises the fundamental values of the area identified against the heritage significance criteria:

The Ascot Street Heritage Area meets the threshold for eligibility as it has significant **historic** and **cultural** values associated with the **historic themes of** immigration, colonisation and settlement, suburban expansion and response to topography. The area is associated with three significant **architects**, James Bennie, John Swan and Christian Toxward, who each made significant architectural contributions to Wellington city. The Area is particularly significant, however, as an enclave of builder-designed Victorian workers' dwellings which provide a rich insight into the **social** values associated with everyday experiences from the past. The area has high **physical** values, particularly in the vernacular **architecture** and construction **technology** associated with early settlement and speculator housing. The **age** of the dwellings is also significant, as they are relatively old in the context of European occupation of the Wellington region. The **townscape** values are remarkable given the dense **grouping** of Victorian dwellings and their **rare integrity**. The **surroundings** are also important to the significance of the Area, particularly the narrow streets, the steep site and the irregular, small sections, packing the dwellings closely together. This character area has **recognition** values as a special place within Wellington city, and the retention of the dwellings has been fought for from the 1960s. The Ascot Street Heritage Area, then, provides a **sense of place** and **continuity**, not only for its residents but for Wellingtonians in general.

Purpose

The purpose of this document is to evaluate Ascot Street Heritage Area (including Ascot Street, Glenbervie Terrace, Hill Street, Parliament Street, Sydney Street West and Tinakori Road) against Wellington City Council's criteria for inclusion on the District Plan Schedule of Historic Heritage Areas.

The document has been prepared by New Zealand Heritage Properties Ltd for the Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

Scope

This assessment is a desktop study and is based on documentary sources and images. No site visit was undertaken. The interiors were not reviewed, other than from information determined through secondary sources and Council records. Several limitations were encountered undertaking the work. These included:



- Rates books, where they exist, do not match the information with legal descriptions making it almost impossible to match with the correct address.
- Lists of ownership and occupation in rates rolls often differ from Wise's Post Office Directories.
- Street names change and often duplicate each other; this is particularly true for Ascot Street and Glenbervie Terrace.
- The area was developed in the early settlement of Wellington before comprehensive and rigorous records were kept.
- Historically, the area was predominantly rental properties. The rate of tenancy turnover was often very high and tracking ownership and occupancy was difficult.
- No deeds registers are digitised for the Wellington District and only a small number of Deeds Indexes. As a result, not all references could be followed.

Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.



Heritage Inventory Report

Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	The extent of the Ascot Street Heritage Area encompasses the ridge bordered by part of Tinakori Road to the north-west, Ascot Street and Sydney Street West to the south-west and south-east, and Parliament and Hill Streets to the north-east. The area includes Glenbervie Terrace. The area has a rich collection of residential Victorian workers' dwellings dating from the 1860s, with a small number of Edwardian and Modernist dwellings. The predominant housing stock illustrates the early settlement of Wellington and the type of modest dwellings occupied by the poorer sections of society.
NZTM grid reference	NZTM E 1748355 and S 5428867
WCC Heritage Area	None
HNZPT Historic Area	Not listed. Five separate buildings within the proposed Heritage Area are entered on the HNZPT List/Rārangi Korero
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	R27/270 (1892 Thomas Ward Maps)
Other names	N/A



List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
2 Ascot Street	Pt Lot 22, DP 32 (RT WN553/9), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
3 Ascot Street	Lot 2 DP 870 (RT WN92/168), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
4 Ascot Street	Lot 21 DP 32 (RT WN17D/181), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
6 Ascot Street	Lot 20 DP 32 (RT WN7/75), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]



7 Ascot Street	Pt Lot 3 DP 32 (RT WN13/118), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
8 Ascot Street	Lot 19 DP 32 (WN9/216), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
10 Ascot Street	Lot 2 DP 89008 (RT WN56C/312), Wellington Land District. Originally part Town Acre 518.		Not listed	R27/270 [Thomas Ward map]
11 Ascot Street / 212 Sydney Street	Part Lot 5 Deposited Plan 32 and Section 1374 Town of Wellington (RT WN24D/992), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
15 Ascot Street	Lot 6 DP 32 (RT WN39D/881),		Not listed	R27/270 [Thomas Ward map]



	Wellington Land District. Originally part Town Acre 218			
17 Ascot Street	Lot 7, DP 32 (RT WN8/29), Wellington Land District. Originally part Town Acre 218		Not listed	R27/270 [Thomas Ward map]
18 Ascot Street	Lot 1 DP 302533 (RT WN7/215), Wellington Land District. Originally Town Acre 518		Not listed	R27/270 [Thomas Ward map]
19 Ascot Street	Part Lot 8 DP 32 (RT WN102/54), Wellington Land District. Originally Part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
20 Ascot Street	Lot 18 DP 32 (RT WN8/60), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]



21 Ascot Street	Lot 2 DP 10189 (RT WN458/230), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
22 and 24 Ascot Street	Lot 2 DP 12094 (RT WN569/198) and Lot 2-3 Deposited Plan 12094 (RT WN569/198), Wellington Land District. Originally part Town Acre 518	Maps 15,18. Item 422	Category 1 (List No. 7645)	R27/270 [Thomas Ward map]
23 Ascot Street	Lot 1 DP 10189 (RT WN515/298), Wellington Land District. Originally Part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
24A & 24B Ascot Street /275 Tinakori Road	Area 3, 5 C (RT 844398); Lot 1 Deposited Plan 12094 AND Area 4 (RT 844399); Lot 1 Deposited		Not listed	R27/270 [Thomas Ward map]



	Plan 12094 (RT WN19C/1407) ; Lot 1 Deposited Plan 12094 (RT WN19C/1408) Wellington Land District. Originally Part Town Acre 517			
25 Ascot Street	Lot 10 DP 32 (RT WN102/235), Wellington Land District. Originally Part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
26 Ascot Street	Lot 1 Application Plan 2159 (RT WN157/67), Wellington Land District. Originally Town Acre 516		Not listed	R27/270 [Thomas Ward map]
27 Ascot Street	Pt Sec 516 Town of Wellington (RT WN339/245), Wellington Land District. Originally part		Not listed	R27/270 [Thomas Ward map]



	Town Acre 516			
28 Ascot Street	Part Section 516 City of Wellington (RT WN19D/38), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]
29 Ascot Street	Lot 1 Application Plan 1188 (RT WN110/127), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]
30 Ascot Street	Part Section 516 City of Wellington (RT WN97/268), Wellington Land District. Originally part Town Acre 516		Category 1 (List No. 9764)	R27/270 [Thomas Ward map]
31 Ascot Street	Part Section 516 (RT WN 13A/65), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]



32 Ascot Street	Lot 1 DP 370675 (RT 286384), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]
33 Ascot Street	Lot 1 Application Plan 43 (RT WNB4/1041), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]
1 Glenbervie Terrace	Pt Sec 521 Town of Wellington (RT WN351/223), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
2 Glenbervie Terrace	Lot 1, Deeds 402 (RT WN351/231), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
4 Glenbervie Terrace	Pt Lot 3 Deeds 402 (RT		Not listed	R27/270 [Thomas Ward map]



	WN351/230), Wellington Land District. Originally part Town Acre 521			
6 & 8 Glenbervie Terrace	Section 1399 Town of Wellington AND Flat 1 Deposited Plan 61276 (RT WN30C/58) AND Flat 2 Deposited Plan 61276 (RT WN54A/368), Wellington Land District. Originally Town Acre 521		Not listed	R27/270 [Thomas Ward map]
10 Glenbervie Terrace	Lot 1 DP 73408 (RT WN40C/397), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
11 Glenbervie Terrace	Lot 1 DP 60215 (RT WN29D/648, WN29D/649, WN29D/650), Wellington Land District.		Not listed	R27/270 [Thomas Ward map]



	Originally part Town Acre 522			
12 Glenbervie Terrace	Lot 2 DP73408 (RT WN 40C/398), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
13 Glenbervie Terrace	Section 1412, Town of Wellington (RT WN32A/888). Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
15-17 Glenbervie Terrace	Section 1411 Town of Wellington (RT WN WN33D/7, WN33D/7, WN33D/9), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
16 Glenbervie Terrace	Lot 1 DP 51292 (RT WN22A/811), Wellington Land District. Originally part		Not listed	R27/270 [Thomas Ward map]



	Town Acre 519			
19, 21 Glenbervie Terrace	Section 1380 Town of Wellington (RT WN33D/29, WN33D/30, WN33D/31, WN33D/32, WN33D/33, WN33D/34, WN33D/35, WN33D/36), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
20 Glenbervie Terrace	Lot 2 DP 51292 (RT WN22A/812), Wellington Land District. Originally part Town Acre 519	Map 18 Item 133	Category 1, (List Number 1438)	R27/270 [Thomas Ward map]
23 Glenbervie Terrace (Flats 1 to 6)	Section 1 SO 34805 (RT WN34A/446, WN40D/55, WN40D/56, WN40D/57, WN40D/58, WN40D/59, WN40D/60), Wellington Town District. Originally part		Not listed	R27/270 [Thomas Ward map]



	Town Acre 522			
31 Glenbervie Terrace	Lots 1 & 2 Deeds Plan 5 & Pt Secs 520 521 Town of Wellington (RT WN103/37, WN13/33), Wellington Land District, Originally part Town Acres 520 and 521)	Map 19 Item 134	Category 1, (List Number 1437)	R27/270 [Thomas Ward map]
35 Glenbervie Terrace	Lot 3, Deeds 5 (RT WN5/209), Wellington Land District) Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
37 Glenbervie Terrace	Lot 2 DP 77921 (RT WN44C/544), Wellington Land District. Originally part Town Acre 519		Not listed	R27/618
39 Glenbervie Terrace	Lot 1 DP 77921 (RT WN44C/543), Wellington Land District. Originally part Town Acre 519		Not listed	R27/618



41 Glenbervie Terrace	Lot 1 DP 510272 (RT 780945), Wellington Land District. Originally part Town Acre 517		Not listed	R27/270 [Thomas Ward map]
111 Hill Street	Lot 1 DP 381133 (RT325157, 539922, 390178), Wellington Land District. Originally part Town Acres 522 and 523		Not listed	R27/270 [Thomas Ward map]
119 Hill Street / 2 Parliament Street	Lot 1 Application Plan 1126 (RT WN105/223), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
121 Hill Street (including 1/121, 2/121, 3/121 and 4/121)	Lot 1 DP 72205 (RT WN40B/183, WN40B/184, WN40B/185, WN40B/186, WN40B/187), Wellington Land District. Originally Town Acre 522		Not listed	R27/270 [Thomas Ward map]



1 Parliament Street	Pt Section 522 Town of Wellington (RT WN40/128), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
6 Parliament Street	Lot 1 Application Plan 1230 (RT WN415/116), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
8 Parliament Street	Lot 1 DP 60215 (RT WN29D/648, WN29D/649, WN29D/650), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
9 Parliament Street (adjoins 11 Parliament Street)	Lot 1, DP 5571 (RT WN WN363/70), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]



10 Parliament Street	Lot 1 DP 85326 (RT WN 53A/996), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
11 Parliament Street (adjoins 9 Parliament Street)	Lot 1, DP 5571 (RT 23483), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
12 Parliament Street	Lot 2 DP 85326 (RT WN53A/997), Wellington Land District. Originally part Town Acre 522		Not listed	R27/270 [Thomas Ward map]
12A Parliament Street	Lot 8 DP 632 (WN23B/430). Wellington Land District. Originally part Town Acre 520		Not listed	R27/270 [Thomas Ward map]
14 Parliament Street	Pt Section 522 Town of Wellington		Not listed	R27/270 [Thomas Ward map]
16 Parliament Street	Lot 1 DP 307485 (RT 38276),		Not listed	R27/270 [Thomas Ward map]



	Wellington Land District. Originally part Town Acre 522			
192 Sydney Street West	Lot 3 DP3562 (RT WN 243/204), Wellington Land District. Originally Town Acre 520		Not listed	R27/270 [Thomas Ward map]
194 Sydney Street West	Lot 2 DP 3562 (RT WN243/26), Wellington Land District. Originally part Town Acre 520		Not listed	R27/270 [Thomas Ward map]
194a Sydney Street West,	Lot 1 DP 3562 (RT WN245/133), Wellington Land District. Originally part Town Acre 520	Map 18 Item 277	Category 1, (List No. 2291)	R27/270 [Thomas Ward map]
196 Sydney Street West	Lot 1 DP 89008 (RT WN56C/311), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]



200 Sydney Street West	Lot 1 DP 870 (RT WN441/105). Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
202 Sydney Street West	Lot 3 DP 870 (RT WN95/141), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
204 Sydney Street West	Lot C DP 453 (RT WNC1/909), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
206 Sydney Street West	Lot 4 DP 32 (RT WN7/244), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]
210 Sydney Street West	Pt Lot 5 DP 32 (WN7/244), Wellington Land District. Originally part Town Acre 518		Not listed	R27/270 [Thomas Ward map]



214 Sydney Street West	Lot 6 Deposited Plan 32 and Section 1 Survey Office Plan 35459 (RT WN39D/881), Wellington Land District. Originally part Town Acre 218.		Not listed	R27/270 [Thomas Ward map]
241 Tinakori Road	Pt Lot 5, Deeds 208 (RT WN401/30), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
243 Tinakori Road	Lot 1, DP 3-6937 (RT WN 22B/973), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
245 Tinakori Road	Lot 3, Deeds 208 (RT WN351/232), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]



247 Tinakori Road	Pt Section 521 Town of Wellington (RT WN46B/439), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
249 Tinakori Road	Lot 2 Deeds 208 (RT WN4351/233), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
251 Tinakori Road	Lot 1, Deeds 208 (RT WN351/220), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
253 Tinakori Road	Pt Sec 521 Town of Wellington (RT WN351/221), Wellington Land District. Originally part Town Acre 521		Not listed	R27/270 [Thomas Ward map]
257 Tinakori Road	Pt Lot 9 Deeds 5 (RT WN351/215),		Not listed	R27/270 [Thomas Ward map]



	Wellington Land District. Originally part Town Acre 519			
259 Tinakori Road	Lot 9 Deeds 5 (RT WN3/8), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
261 and 261A Tinakori Road	Lot 1 DP 8095 (RT WN18A/820 and WN18A/821). Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
263 Tinakori Road	Pt Lot 8 Deeds 5 (RT WN351/211), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
265 Tinakori Road	Pt Lot 8 Deeds 5 (RT WN351/214), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]



267 Tinakori Road	Pt Section 519 Town of Wellington (RT WN351/212), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
269 Tinakori Road	Pt Lot 7 Deeds 5 (RT WN351/213), Wellington Land District. Originally part Town Acre 519		Not listed	R27/270 [Thomas Ward map]
271 Tinakori Road	Pt Section 517 (RT WN340/259), Wellington Land District. Originally Town Acre 517		Not listed	R27/270 [Thomas Ward map]
273A Tinakori Road	Pt Section 517 (RT WN 263/54), Wellington Land District. Originally part Town Acre 517		Not listed	R27/270 [Thomas Ward map]
301 Tinakori Road	Lot 1 DP 6456 (RT WN445/181), Wellington Land District.		Not listed	R27/270 [Thomas Ward map]



	Originally part Town Acre 516			
303 Tinakori Road	Lot 2 DP 6456 (WN307/37), Wellington Land District. Originally part Town Acre 516		Not listed	R27/270 [Thomas Ward map]



Extent map: WCC Heritage Places & Objects Map 20 September 2021



Historical Summary

This section provides an overview of the results of documentary research into the history of the places included within the proposed Ascot Street Heritage Area. It begins with an exploration of the early land history of the site, followed by a contextual history of the establishment of Town Acres following European survey. The development of the early streets is also briefly described. The history of ownership, occupation, and physical description of each residence is found in the 'Buildings or features' section.

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 octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawa Cook Strait. In the landscape later known as Te Whānganui-a-Tara Wellington, he named Arapāoa, Mana, the islands Matiu (Somes Island) and Mākaro before returning to Hawaiki.² These names were preserved as later iwi came to settle the whenua.

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 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. By 1840, Te Āti Awa, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa had established rights through conquest, occupation, and use of resources.⁵

In 1839, the New Zealand Company chose Port Nicholson as the site for its first settlement of British immigrants. The town was laid out, and settlers began to

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."



arrive in 1840. A European settlement quickly developed, and local mana whenua were pushed out of their lands.⁶

The Town Acres

In 1840 the New Zealand Company commissioned a survey covering the original boundaries of Te Whānganui-a-Tara Wellington. The survey map allocated the geographical area into acre blocks. The town was surveyed in to 1100 sections, an acre each, with 2350 acres of town belt and reserves: “The survey of the town is completed and the whole of the town acres are delivered out according to the plan of the Company”⁷. The settlers then choose the town acres in an order established by a ballot held in London in 1839. Those who had first choice selected sections along the waterfront, from present day Taranaki Street to Manners Street.⁸

The Town Acres within the Ascot Heritage Area were numbered 516 to 522 in this first survey. Early records of land ownership of the sections are sometimes difficult to find, but in 1929 Louis E Ward, in his publication *Early Wellington*, listed the original purchasers of the one acre sections. Town Acre 516, bordered by Tinakori Road and Glenbervie Terrace was purchased by J. Lumsden. Town Acre 517, bordered by Tinakori Road, was purchased by Thomas Nicholas. Town Acre 518, bordered by Glenbervie Terrace, was purchased by David Ramsay. Town Acre 519, also bordered by Tinakori Road, was purchased by John Ward. Town Acre 520, bordered by Glenbervie Terrace, was purchased by James Parker. Town Acre 521, bordered by Tinakori Road, was purchased by G.S. Evans. Town Acre 522, bordered by Hill Street, was purchased by Clement Tabor.⁹

The Town Acres did not necessarily remain in the ownership of the original purchasers for long. As Francis Bradey wrote in August 1840: “I have been employed all the week looking out my three town acres, and a quarter of an acre. For the latter I gave £60 shortly after my arrival and it proved to be in a good position... I have been offered £200 for it since. When the Government approves of a title it will be worth £500 as it has a frontage to the bay”.¹⁰ Other Town Acres were leased rather than sold on. Messrs Hanson and Alzdorf, writing to a client in

⁶ Love, “Te Āti Awa of Wellington.”

⁷ Ward, “Early Wellington,” 57.

⁸ Britton, “The Physiography of Wellington / The History of Wellington,” 28.

⁹ Ward, “Early Wellington,” 191.

¹⁰ Ward, 57.



December 1840, stated: “Up to the present time we have agreed to let Sec. No. 509 on the map of the town ... for 10 years in two half lots at £30 per annum. No. 49 we have let a quarter of an acre for 7 years at £30 per annum for the first three years and £34 for the next four years. No. 569 at £12 per annum for three years. No. 222 for £80 per annum for 14 years. Section 225 we expect to let at £200 per annum.”¹¹ These leases were private agreements, seldom appearing in the Deed Indexes of the day. Once leased, the occupier could make various improvements on the site, including building cottages and renting them to tenants.

Situated not far from the burgeoning city, on a steep hillock eschewed by the wealthier settlers, the Ascot Street Heritage Area attracted occupiers of modest means. The majority of properties were leased to tenants of humble occupations, usually with several children in tow. Seamen, butchers, shoemakers, widows and spinsters; these were not the landed gentry nor the successful businessmen building their empires. Some land was let on lease for people to build their own cottages. The lease included a purchasing clause enabling leases to buy the land at a later date.¹² In other instances, several dwellings were erected on site, then sold as a package to a new owner-landlord.¹³ The dwellings were modest, clad in weatherboard, with no Victorian frippery or ornamentation. The sections were often equally small, with steep access. Two- or three-roomed cottages were common; the largest dwellings were six-roomed. Although Aotearoa New Zealand is known for its vast landscape, these dwellings were built almost cheek-by-jowl. They were built on the street front, with a small measure of garden behind. The increasingly subdivided lots were so small that the dwellings took up most of the sites. While most owners lived elsewhere, there were some exceptions to the rule. John Kilmister lived in a residence bordering present-day Sydney Street West, and built several dwellings in and around his home, leasing them to tenants. Subdivision often occurred much later, causing some dwellings to be built over new property boundaries.

The area not only attracted those of modest means but, increasingly, extended families. The tangle of streets between Sydney Street and Tinakori Road saw many a neighbouring family become connected through marriage. The new couple sometimes settled close by or, in the case of the Kilmister daughters, returned close to home after being widowed. With small shops lining Tinakori

¹¹ Ward, 57.

¹² Wellington Independent, “Page 1 Advertisements Column 5”; Evening Post, “Page 1 Advertisements Column 2,” 1866.

¹³ Evening Post, “Page 3 Advertisements Column 6,” 1873.



Road, churches, schools, hotels and even a cemetery on its back doorstep, the Ascot Street area took on the character of a small village.

Parliament Street broke the mould in the area. The dwellings were of less modest proportions, particularly those on the corner of Hill and Parliament Streets: one of which was owned by Mrs Eliza Trapp, a relative of Katherine Mansfield. The street was also conveniently located, within an easy walk to parliament via the steep steps. Perhaps because of this, it attracted a number of government officials as tenants. These included Frank Hay, Inspector-General of Lunatic Asylums and William M Maskell, Registrar of the New Zealand University.

The following sections provide a brief history of each Town Acre within the Heritage Area, as far as can be ascertained. The histories begin with the transactions after the first purchase, where known, and end around the date when the dwellings began to make an appearance in the records. From the 1870s sources become available to show the land was built on and occupied. Often the Lot numbers in the 1870s survey plans differ from those assigned by 1891 when Thomas Ward conducted his first survey. It is important to note that cottages could have been built on the Town Acres at any point over this early period of changing ownership during the late 1850s and 1860s.

Town Acre 516

Town Acre 516, opposite the Cemetery Reserve, was bordered by Tinakori Road and Glenbervie Terrace/Glenbervie Road, later Sidney/Sydney Street, and present-day Bowen Street.¹⁴ The land deeds record that Town Acre 516 was granted, or sold, to James Lumsden in 1853. In July 1854 Lumsden sold the Acre to Pearse. In 1857 Pearse sold part of the Acre to Mackay and part to Williams.¹⁵ Williams almost immediately sold his portion to William Pickering. A few years later, in 1861, Pickering sold to Dixon. In 1868 Dixon sold part of his holdings to Thomas George and, in 1874, part to Rhodes.¹⁶ As for Mackay's 1857 purchase of the other part of Town Acre 516, it went up for sale c.1864.¹⁷ The likely purchaser was John Kilmister.¹⁸ Even if not the immediate purchaser, Kilmister was certainly owner and occupier of the land by the early 1870s.¹⁹

¹⁴ New Zealand Company, "Town Acre Map of Wellington 1841."

¹⁵ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 82.

¹⁶ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

¹⁷ Wellington Independent, "Page 4 Advertisements Column 2."

¹⁸ LINZ, "A43, Wellington Land District"; LINZ, "A421, Wellington Land District"; LINZ, "RT WN68/9."

¹⁹ "Wise's Post Office Directory, 1875-1876"; "Wise's Post Office Directory, 1878-1879."



Town Acre 517

Town Acre 517 was bordered by Tinakori Road, between Acres 516 and 518.²⁰ Although first purchased by Thomas Nicholas, in 1852 John Stevens was granted the Town Acre on the basis of an application. In 1860 a “Deed of Statement” was made between Stevens and Viard and Brandon. It is unclear what the Deed of Statement referred to but by 1861 Gillespie appeared to own part of the Town Acre and Cattell the other.²¹ Cattell defaulted on his mortgage, and in 1865 the mortgagors sold part of Town Acre 517 to Daniell, and part to Reid. In 1866 the remains of the Town Acre were returned to Cattell, who immediately sold to Diamond.²² Gillespie sold his half of the Town Acre to John Kilmister.²³

Town Acre 518

Town Acre 518 was south of Town Acre 516 and opposite the Cemetery Reserve. It was bordered by Tinakori Road and Glenbervie Terrace/Glenbervie Road, later Sidney/Sydney Street, and present-day Bowen Street.²⁴ The original purchaser was David Ramsay, likely in 1847 according to the Deeds Index.²⁵ A later record of title notes that the Crown Grant came through in January 1853 to William Dorset.²⁶ By 1874 Town Acre 518 is recorded in the newspapers of the day as being occupied by William Phelps Pickering.²⁷ Pickering was a self-made entrepreneur turned criminal. In October 1841, he became the first person sentenced to transportation from Aotearoa New Zealand to Australia. His seven-year sentence was handed down at the first Quarter Sessions ever held in Tāmaki Makaurau Auckland after Pickering was found guilty of fraud and misrepresentation.²⁸ Pickering later returned to Aotearoa New Zealand.

Pickering appeared to be in occupation, and probably ownership, of Town Acre 518 from the mid to late 1850s. He advertised tenders to builders and carpenters for the erection of cottages.²⁹ The cottages were then rented out.³⁰ Some land, for

²⁰ New Zealand Company, “Town Acre Map of Wellington 1841.”

²¹ LINZ, “Deeds Index - Town of Wellington - Folio 355 to Folio 711.”

²² LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 554.”

²³ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758”; LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 554.”

²⁴ New Zealand Company, “Town Acre Map of Wellington 1841.”

²⁵ LINZ, “Deeds Index - Town of Wellington - Folio 355 to Folio 711”; Ward, “Early Wellington.”

²⁶ LINZ, “RT WN7/73.”

²⁷ Wellington Independent, “Page 4 Advertisements Column 3.”

²⁸ The Prosecution Project, “Convict Micro-Histories Reveal Processes of British Colonisation.”

²⁹ Wellington Independent, “Page 2 Advertisements Column 1,” 1857; Wellington Independent, “Page 4 Advertisements Column 5.”

³⁰ Wellington Independent, “Page 6 Advertisements Column 4.”



example in Hill Street and Glenberrie Terrace, he let on lease for people to build their own cottages. The lease included a purchasing clause: a land on deferred payment scheme.³¹ In other instances he erected several buildings on site, then sold the section and buildings as a package.³²

In 1874 William John Brown, a painter of Wellington, applied under the Land Transfer Act to purchase Section 518, as it was known by then, which was ‘in occupation’ of William Phelps Pickering.³³ The first certificate of title was duly awarded to Brown in June 1874.³⁴ In August 1875 Brown sold the Section to George Thomas, a merchant.³⁵ Thomas immediately subdivided the acre into 23 Lots with a private street to access them.³⁶ Thomas then sold the Lots to various private owners – by 1876 only one Lot remained unsold. By the end of the 1870s the street was “fully built up with two- and four-room cottages...some of them just one room wide and a storey-and-a-half-high, the gable ends to the street clad in the newly fashionable rusticated weatherboards while the side elevations are plain lapped weatherboards. Decoration is restricted in some case to a trefoil cut-out in the end of each barge board. The character of these houses derives from their simple geometric form and the surprising juxtaposition of one with another on steep and tiny hillside sections”.³⁷

Town Acre 519

Town Acre 519 was bordered by Tinakori Road.³⁸ The first purchaser of the Town Acre was John Ward, probably in the 1840s.³⁹ In June 1865 the Town Acre was granted to John Hammett, a South Australian sheep farmer (Application 5370). Only one month later Hammett sold the section to Benjamin Smith, a “gentleman” of Wellington. In September 1865 Smith sold part of the Town Acre to James Cattell, originally a cordwainer but now carpenter; part to Daniel Rivers, a licensed victualler; and part to William Lawes, a builder.⁴⁰

³¹ Wellington Independent, “Page 1 Advertisements Column 5”; Evening Post, “Page 1 Advertisements Column 2,” 1866.

³² Evening Post, “Page 3 Advertisements Column 6,” 1873.

³³ Wellington Independent, “Page 3 Advertisements Column 5.”

³⁴ LINZ, “RT WN3/194.”

³⁵ LINZ, “WN5/299.”

³⁶ LINZ, “DP 32, Wellington Land District.”

³⁷ Hamer, “The Making of Wellington, 1800-1914,” 124–25.

³⁸ New Zealand Company, “Town Acre Map of Wellington 1841.”

³⁹ Ward, “Early Wellington,” 191.

⁴⁰ LINZ, “Deeds Index - Town of Wellington - Folio 355 to Folio 711”; Wellington Independent, “LIST of All Persons Qualified to Serve as Jurors for the District of Port Nicholson, for the Year, 1846”; Wellington City Council, “Ascot Street Heritage Area PFG Summary Report.”



James Cattell, who lived nearby, slowly sold parts of his Town Acre over the next ten years.⁴¹ As a carpenter it is probable that he built cottages on the land before putting it up for sale.⁴²

By 1865 William Lawes lived in Sydney Street, although he was probably there much earlier.⁴³ William, his wife Sophia and their growing family arrived in Te Whānganui-a-Tara Wellington in 1857 on board the *Alma*.⁴⁴ William was a carpenter by trade and soon joined forces with Charles Tringham. Tringham was also a carpenter but progressed to calling himself a builder and then architect.⁴⁵ Lawes and Tringham established the firm Lawes and Tringham, Builders and Architects.⁴⁶ It is likely many of the dwellings that dotted Town Acre 519 were built by the partnership. At the end of December 1866, the partnership was dissolved. That same year, William subdivided his part of Town Acre 519 into ten lots, including what was initially the private road, Glenbervie Terrace.⁴⁷ The lots were then sold.⁴⁸ William died in 1868.⁴⁹

Town Acre 520

Town Acre 520 was bordered by present-day Bowen Street and faced the Cemetery Reserve.⁵⁰ James Parker was the first purchaser of the Town Acre and in 1853 he gained the Crown Grant. In December 1855 he sold the Town Acre to Joseph Bowler, who took out mortgages on the land in 1859 and 1862. In October 1862 he sold part of Town Acre 520 to Matheson and others. By March 1863, Bowler had defaulted on his mortgage and the mortgage holder sold the remaining land to Pearce. In July 1864 Matheson and others sold their part of Town Acre 520 to Swanson, who sold it to Bright in 1868.⁵¹ In March 1865 Pearce sold his part to J. Knowles and in 1871 Bright also sold his portion of the Town

⁴¹ Wellington Independent, "LIST of All Persons Qualified to Serve as Jurors for the District of Port Nicholson, for the Year, 1846."

⁴² LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

⁴³ "Wise's Post Office Directory, 1866-1867."

⁴⁴ Evening Post, "The Officers of Parliament."

⁴⁵ Jackman, "Tiny Street with a Big History."

⁴⁶ Evening Post, "Obituary," 1942.

⁴⁷ LINZ, "DEED 5, Wellington Land District."

⁴⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

⁴⁹ Wellington Independent, "Page 6 Advertisements Column 3."

⁵⁰ New Zealand Company, "Town Acre Map of Wellington 1841."

⁵¹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554"; Wellington Independent, "Page 3 Advertisements Column 1."



Acre to Knowles, reuniting the section under Knowles' ownership.⁵² Knowles then sold portions of the Town Acre over the next twenty years.⁵³

Town Acre 521

Town Acre No. 521 was bordered by Tinakori Road and Hill Street.⁵⁴ The first purchaser was Dr George Samuel Evans (1800-1868).⁵⁵ Dr Evans helped form the New Zealand Association and was second only to Edward Wakefield. Evans was designated the first judge and arrive in 1840. When Wakefield left the colony Evans became one of the leading men in the new settlement. He compiled a Māori grammar in 1839 and was purchaser of various New Zealand Company sections.⁵⁶ Evans received the Crown Grant for Town Acre 521 in December 1867. In 1868 he died, aged 68. The estate was managed by solicitor Mr Izard, until 1871 when part was sold to Allen Lewer and part to Richard Tuckwell.⁵⁷ That same year Lewer divested much of his part of Town Acre to Tuckwell.⁵⁸

Both Tuckwell and Lewer began to erect dwellings.⁵⁹ Lewer sold off parts of Town Acre 521 throughout the 1870s.⁶⁰ In contrast, Tuckwell leased his dwellings. After his death, the estate continued to manage the properties until 1898, at which time they were sold to various private owners.⁶¹

Town Acre 522

In 1853 Town Acre 522, between Hill Terrace and present-day Bowen Street, was granted to Clement Tabor, the first purchaser of the Acre.⁶² In May 1855 Tabor sold the Town Acre to William Phelps Pickering. Pickering took out several mortgages on the land between 1857 and 1864, likely building cottages and following the same pattern of Town Acre 518. By 1868 Pickering had defaulted on the mortgage, and Town Acre 522 was granted to Samuel Levy. Between 1868

⁵² LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 520; LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 274.

⁵³ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758"; LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

⁵⁴ New Zealand Company, "Town Acre Map of Wellington 1841."

⁵⁵ Ward, "Early Wellington," 191; LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 521.

⁵⁶ National Library, "Evans, George Samuel (Dr), 1800-1868."

⁵⁷ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711."

⁵⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 521.

⁵⁹ Wellington Independent, "Page 3 Advertisements Column 1."

⁶⁰ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 366.

⁶¹ LINZ, "Deed 208, Wellington Land District."

⁶² Ward, "Early Wellington"; New Zealand Company, "Town Acre Map of Wellington 1841."



and 1877, Levy gradually sold portions of the Town Acre to various private owners.⁶³

The Streets

Understanding the history of the cottages within the Ascot Street Heritage Area is partly dependent on the history of the streets. This is a particularly complex history, given that two of these roads were cuttings, developed over time. Street names and numbers also changed frequently, and often there was a discrepancy between the local name for the road and the official Council name. The complex nature of street formation is discussed below to provide context for the development of the Historic Area.⁶⁴

The following is largely from Wellington City Council's "Ascot Street Heritage Area PFG Summary Report 13112020"

Ascot Street

Ascot Street was first known as the Glenbervie Cutting and was formed in the 1860s, and almost certainly by 1864, when the road was extended from Sydney Street to Tinakori Road through Town Acres 518 and 516 (the latter fronting Tinakori Road). The road, very steep before a cutting was made at the top, was formed by William Pickering after he bought part of Town Acre 516 in 1860. The first reference to the 'lane' came in 1864, when William Cooper bought a section from Pickering.

From the late 1870s to mid-1880s the improvement of the Cutting, described as a 'right of way' in early survey plans, was the "burning question" in the Thorndon Ward.⁶⁵ The Council deferred works for many years, despite funds being granted for its formation.⁶⁶ In 1886 some substantial work was carried out on the cutting, although the Council Surveyor disputed the route.⁶⁷ It was the principal access route to Tinakori Road, and from there to Kaharore Karori via Glenmore Street. It also became the favoured route for funeral processions to Bolton Street Cemetery (as it is known today). However, steep, narrow and frequently muddy, it was a difficult proposition at the best of times.

⁶³ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

⁶⁴ For more information, please see the Thorndon Heritage Report (2008)

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

⁶⁵ Evening Post, "The Thorndon Ward Vacancy"; LINZ, "DP 32, Wellington Land District."

⁶⁶ Evening Post, "Native Affairs."

⁶⁷ Evening Post, "Bank Returns."



With the construction of the road, houses followed, slowly at first and then with a rush in the mid-1870s. Most of the houses were in place by 1900. Ascot Street was superseded as the main traffic route in 1885-1886 by Glenbervie Road, when it was pushed through a little further to the north (where Bowen Street is today). In 1910 Glenbervie Cutting was renamed Glenbervie Road and Glenbervie Road was renamed Sydney Street.⁶⁸ The top half of the cutting became Karori Place, with the lower half variously known as Glenbervie Cutting, Sydney Street Cutting or Glenbervie Terrace—not to be confused with the Glenbervie Terrace which looped off Tinakori Road. In 1927 it was officially renamed Ascot Street.⁶⁹

Sydney Street West

Sydney Street was likely named for Australia’s largest city, with which Te Whānganui-a-Tara Wellington shared a lot of early sea traffic. Alternative explanations for the name have been offered: Colonel William Wakefield’s wife’s maiden name was Sidney and an early resident in the street was Sidney Hurst. The street was variously known as both Sidney and Sydney Street in the newspapers of the day, although Sydney would eventually win out.

Sydney Street extended from Mulgrave Street in the west, past the Government Reserve to a point just beneath the ridge that separated Tinakori Road from places east. In Mein Smith’s plan of Wellington city, Sydney Street continued on to Tinakori Road, but the ridge forced the street to end beneath it. The ridge remained an impediment to movement until Ascot Street was formed over it. In 1886, Glenbervie Road was pushed through to Tinakori Road as a bench road in the hill, alongside Sydney Street. This reduced the Sydney Street-Ascot Terrace route to secondary importance. When Parliament Buildings burned down in 1907, the opportunity was taken to redesign the entire site and the middle section of Sydney Street was taken over for the construction of the new Parliament Buildings. Sydney Street was then divided into Sydney Street East and Sydney Street West, which ran towards Ascot Street. In 1940 Glenbervie Road and Sydney Street West almost disappeared and Glenbervie Road vanished during the construction of Bowen Street, which was completed in 1940.

Glenbervie Terrace

Glenbervie Terrace was formed in 1886 as a private road from Tinakori Road. It ran through Town Acres 519 and 521, and was named after the New Zealand

⁶⁸ Dominion, “Street Names.”

⁶⁹ Evening Post, “Page 2 Advertisements Column 6.”



Company stores ship the *Glenbervie*, which arrived on 7 March 1840, one of the first five ships. Glenbervie Terrace was an unusual 'loop' street, shaped like a coathanger, which climbed steeply up from the east side of Tinakori Road and ran along a prominent ridge before turning sharply at its southern end to descend back to Tinakori Road.

It was some years before the sections on the private road were built on. Glenbervie Terrace was steep, the sections were small, and access was difficult. With the increasing demand for housing near the city, however, it became a focus for settlement. By the end of the 1880s more dwellings had appeared and there was a flurry of construction either side of the turn of the century.

In the late 1960s, the controversial Wellington Urban Motorway acquired several residences in Thorndon from the far northern end of the suburb, along the eastern side of Tinakori Road and towards the Bolton Street Cemetery. A planned off-ramp from the motorway required the demolition of the whole of the northern end of Glenbervie Terrace, and the Ministry of Works began an acquisition and demolition process that saw ten houses demolished, (numbers 6, 10, 12, 19/21, 21a, 23, 25, 27 and 29).⁷⁰ The motorway project eventually ran out of funding in the late 1970s, and the plans for a second Terrace tunnel and complex of ramps were abandoned. The land and buildings that had been acquired for motorway purposes were eventually sold. Eight of the vacant sections were built on in the 1990s, two sections remain vacant.⁷¹

Hill Street

Hill Street was named for General Rowland Hill, second in command to the Duke of Wellington at Waterloo. Although recorded on the original 1840 New Zealand Company survey plan, Hill Street was not formed in the 1840s, as Hawkestone Street was the most southerly access road to Tinakori Road. Hill Street appears to have been formed by 1850, the year that the Catholic Cathedral was built on the street: construction required a formed access road. Hill Street's western end was partially obliterated by the construction of the motorway in the late 1960s.

Parliament Street

This street was named for the view of Parliament it once offered from its southern end. Today, the view is largely obscured. Parliament Street first appeared in

⁷⁰ Cochran and Murray, "31 Glenbervie Terrace - Conservation Plan."

⁷¹ Cochran and Murray.



newspapers of the day in 1869 when a “house and premises situate in Parliament Street” was advertised for sale.⁷² Joseph Dransfield, Wellington’s first Mayor, noted in 1874 that Parliament Street began as a private street on his own property. No public money had been spent on it and if he wished to reduce the width from 60 feet to 40 feet, he had “a right to do as he chose with his own private property”.⁷³ Parliament Street was a short cut from Tinakori Road and neighbouring streets into the city. By the 1890s the road was still “in its native state – little more than a rough mountain track”.⁷⁴ The road was precipitously steep and dangerous: “Accidents, more or less, serious, occurred to women and children almost every day, and he [William Maskell] knew of two persons having broken their legs within the last few months”.⁷⁵

Parliament Street eventually became public. In 1948 the street was described as “a characteristic little suburban street of these parts, running up steeply to a summit, thence making on the other side a descent so steep that it resolves itself into a series of steps (101 of them) leading by six flights to the street below. Poor postmen!”⁷⁶ Parliament Street’s “precipitous conclusion” is still very evident today, although the old steps and path have gone.⁷⁷

⁷² Wellington Independent, “Page 1 Advertisements Column 4.”

⁷³ Evening Post, “The Mayoralty”; Evening Post, “Parliament-Street.”

⁷⁴ Evening Post, “City Council.”

⁷⁵ Evening Post.

⁷⁶ Irvine-Smith, “Part Two : Chapter Thirteen Little Ways o’ Thorndon, in The Streets of My City, Wellington New Zealand.”

⁷⁷ Wellington City Council, “Ascot Street Heritage Area PFG Summary Report.”



Photographs and Images



Detail from Crown Grant Map SO 10296 Sheet 3, showing Town Acres 516 to 522 and their placement in the Ascot Street Heritage Area.

For additional images please see Appendix 4 Supplementary Images



Chronologies and Timelines

Timeline of phases of development

1850s-1860s	Early two-roomed cottages built with lean-to; often tenanted or built as speculator housing.
1870s	Larger five-roomed dwellings begin to be built. Land begins to be broken up into smaller lots.
1880s	Early cottages begin to be added to. Land increasingly subdivided and owner-occupiers become more common, although predominantly tenanted properties.
1890s	Glenbervie Terrace develops, two-storied dwellings become more common. Widows and single women householders begin to appear.
1900s	More architecturally designed houses are built for unusually shaped sites, e.g. The Wedge and The Moorings. Numerous alterations to include bay windows. New builds are in the villa style.
1910-	Area around Ascot Street and Sydney Street West becomes increasing owner-occupier.
1930s, 1950s	A small number of bungalows, Art Deco and 1950s homes built.
1960s	Motorway proposal sees numerous residences acquired. Ten houses demolished in Glenbervie Terrace
1970s	Area becomes Residential E in the Wellington City Council District Plan and begins to be recognised as an important heritage area.
1970s-1990s	Many dwellings repiled. Some converted to flats; additions and alterations made updated earlier living arrangements.
1990s	New builds replace demolished residences in Glenbervie Terrace.
2000s-	Additions and alterations, some under the auspices of architects, with character of original dwellings retained where possible.



List of places

Address	Date of Modifications	Modifications
1, 3 Ascot Street	1979	Private drainage connections. Applicant Mr Lancaster (00432-5282)
2 Ascot Street	1981	Private drainage connections. Applicant: City Business Ltd. (00432-5283)
	1981	Dwelling additions and alterations. Owner: City Business Ltd. Builder: City Business Ltd. Note: A defective dwelling covered up with jib board. (00058-C57593 and 00277-5989 (4/109/2))
3 Ascot Street	1974	Repile dwelling. Owner M. Ortyl. Builder G. Hutchison (00058-C40127)
	1981-1983	Proposed alterations and additions (00277-5990 (4/109/3))
	1983	Dwelling alterations and additions. Owner and builder: M Ortyl. (00058-C62344)
	2009	Residential - Demolish rear lean-to addition and rebuild new extension with new laundry/bathroom, dining and kitchen opening to existing lounge/living. Add new bay window to lounge. Designer: Bell Kelly Beaumont Team Architecture Ltd (00078-181464)
4 Ascot Street	1978	Private drainage connections. Applicant: R J Grocott (00432-5284)
	1998	Dwelling additions and alterations (00059-D10431 and 00277-5991 (4/4/109))
	2000	Installation of inbuilt fireplace (00078-68019)
6 Ascot Street	1953	Retaining wall. Owner: G K Kalzmaski. Builder: owner (00056-B35452)
	1955	Alterations to dwelling Owner: G K Kaczmariski. Builder: G K Kaczmariski (00056-B37588)



	1960	Garage. Owner: N Krsinic. Builder: owner (00058-C6036)
	1960	Private drainage connections. Applicant: Mr Irwin. (00432-5285)
	1973	Repile dwelling. Owner: M Irwin. Builder: G Hutchinson (00058-C38241)
	2005	Bathroom alteration including relocation of toilet, addition of wall and new bath (00078-136489)
7 Ascot Street (previously 5-7 Ascot Street)	1979	Private drainage connections. Applicant J. Williams (00432-5286)
	1980	Upgrade dwelling including repiling. Owner City Business Ltd (00058-C54055)
	1996	Installation of inbuilt fireplace (00078-23282)
	2003	Reinstatement of portion of wall and bay window (108889)
	2007	Remove internal walls, relocate laundry, refurbish bathroom, new kitchen window (00078-169076)
8 Ascot Street	1930	Dwelling additions. Extension to existing bathroom lean-to. Owner: Mrs Muir (00056-B8779)
	1944	Concrete wall. Owner: Mrs Muir. Builder: E Johnstone (00056-B23438)
	1948	Retaining wall. Owner: Mrs Muir. Builder: G H Rivert (00056-B26618)
	1976	Private drainage connections (00432-5287)
	1976	Dwelling additions and alterations. Owner: D Lou. Builder: Panarth Construction Ltd. (00058-C44801)
	1994-1997	Building: 8 Ascot Street: Robert Loo (00277-5992 (4/8/109))
10 Ascot Street	1979	Private drainage connections. Applicant: Mr Fairburn (00432-5289)



	1979	Dwelling additions and alteration, bedroom and laundry Owner: K Otzen. Builder: owner (00058-C52827)
	1999	New windows (00078-55386)
	2000	Reinstate path damaged during storm (00078-63874)
11 Ascot Street/212 Sydney Street West	1943	Porch addition. Builder A Tracey (00056-B23041)
	1950	Convert to flats. Builder C R Norton (00056-B30074)
	1950	Private drainage connections (00432-5290)
	1963	Flat additions. Builder G Curry (00058-C13651)
	1965	Flat additions. Builder A Tracey (owner) (00058-C16446)
	1977	Repile. Builder: Standfast repiling (00058-C47227)
	1980	Additions and alterations (00058-C53884)
	1980	Addition of a wet back wood burning stove (00058-C54545)
	1993	Alterations (00277-5994 (4/109/11))
	1995	Drainage works (00061-14863)
	2013	Alterations to existing two flat property (00078-273443)
15 Ascot Street	1931	Private drainage connection, applicant W Stormont
17 Ascot Street	1927	Re-build washhouse in concrete and wood (00056-B3462)
	1951	Additions (00056-B31802)
	1951	Drainage connections (00432-5292)
	1964	Carport addition. Gold Coast Builders (C14869)



	1983	Addition linking kitchen at rear of cottage to separate outbuilding containing laundry/bathroom/toilet (00277-5995 (4/109/17))
	1983	Partial repile. Builder J N Wilson (00058-C63478)
	1983	Additions and alterations Builder W Duignan (C63545)
	2011	Renovation of kitchen, bathroom and laundry area, including lowering of floor level. R & D Architects (00078-237394)
18 Ascot Street	1956	Dwelling alterations. Owner: F V Scott. Builder: G Campbell (00058-C207)
	1956	Private drainage connections. Applicant: F V Scott (00432-5293)
	1975	Repile dwelling. Owner: Miss J Diamond. Builder: Young Bros Ltd. (00058-C42464)
	1993	Bathroom and laundry alterations (00277-5996 (4/18/109))
	1996	Additions and alterations (00078-26358)
19 Ascot Street	1979-1981	Building, 19 Ascot Street, G McLarin (00277-5997 (4/109/19))
	1980	Dwelling additions and alterations (00058-C53348)
	1981	[Alterations to ?] Premises, 19 Ascot Street (00009-45/839/8)
19, 21 Ascot Street	1978	Private drainage connections (00432-5294)
20 Ascot Street	1956	Dwelling alterations and retaining wall. Owner: L J McDonald. Builder: G Campbell (00056-B39992)
	1979	Repile. Owner: P Hastings. Builder: J N Wilson (00058-C52069)
	1979	Private drainage connections (00432-5295)
	1981	Dwelling additions and alterations. Owner: P L Van Mil and W S Woodward. Builder: P L Van Mil (00058-C57439)



22 and 24 Ascot Street	1951	Dwelling building permit (00056-B31032)
	1951	Private drainage connections (00432-5296)
23 Ascot Street	1899	Lessee purchases part Lot 8 (adjacent section) possibly to add to house on Lot 9. ⁷⁸
	1974	Repile dwelling (00058-C40573)
	1980	Partially repile dwelling (00058-C53084)
	1980	Relocation and rehangng of 2 internal doors, replacing some floor and ceiling joists, new double-hung window next to front door on western elevation (00277-5999 (4/109/23)
	1980	Dwelling additions and alterations (unspecified) (00058-C53589)
	1982	Retaining wall (00058-C58707)
	1982	Excavated below cottage to form double bedroom and storage area; small extension to rear of ground floor to enlarge bathroom and laundry; new window in south gable attic (00058-C58707)
	1982	Private drainage connection (00432-5297)
	2002	Installation of two skylights (00078-84056)
24A & B Ascot Street/275 Tinakori Road	1938-1941	Subdivision 2-24 Ascot Street and 275 Tinakori Road (36/1644)
	1947	Convert to two flats. Owner and builder: C A Sharp (00056-B37413)
	1948	East flat electricity connection records (00339-1126-7)
	1955	Alterations to flat. Owner and builder: C A Sharp (00056-B37413)

⁷⁸ LINZ, "RT WN102/54."



	1960	Dwelling additions. Owner and builder: C A Sharp (00058-C6031)
	1990	Alterations? (00277-6000 (4/24/109))
	1991	Dwelling additions and alterations Owner: J Paul. Builder: S Walker (00059-E24270)
25 Ascot Street	1933	Private drainage connections (00432-5299)
	1979-1982	Retaining wall (00063-1979/708)
	1994	Additions and alterations (00060-3661)
	2017	Demolish existing first floor (attic rooms), new first floor added including bedrooms and bathroom. Replace existing butynol roof above ground floor (00078-385016). Gable ended roof lifted 600mm, and a north and a south dormer added. All new joinery is timber and double glazed, but in the style of the existing Victorian windows and doors. Space now includes family shower room, a study, and 2 bedrooms in new attic space.
26 Ascot Street	1981-1985	Alterations? (6002 (4/109/26))
	1981	Bay window Owner: R M and C J Hampson. Builder: owner (00058-C57718)
	1985	Dwelling additions and alterations. Owner: P Hay (00059-D991)
27 Ascot Street	1980	Repile dwelling (00058-C54055)
	1981	Additions and alterations, Owner: P L Van Mil and W S Woodward. Builder: P L Van Mil (00058-C57439)
	1986	Upper floor extension for wardrobe area. Alterations to bathroom and kitchen and skylights added to kitchen ceiling (00277-6003 (4/109/27))
	1986	Private drainage connections for bathroom and kitchen alterations (00432-5301)
28 Ascot Street	1950	Bathroom. Owner: H Rump. Builder: J Hewitt (00056-B29897)



	1952	Private drainage connections (00432-5302)
	1976	Crib wall. Owner and builder: N S Inwood (00058-C450390)
	1976-1981	Erection of a deck to north-western side of cottage presently being renovated and added to. Existing floor of lean-to removed and lowered. Addition designed in sympathy with existing style of buildings in the surrounds. Architect: G Moller of Craig, Craig and Moller Architects (00277-6004 (4/109/28) and 00058-C46835)
	1981	Large addition at rear of house (00009-45/839/9 and 00001-6/2052)
	1981	Dwelling additions and alterations, front porch (00058-C56962)
	1982	Dwelling additions and alterations Owner: J R and C J Wild. Builder: Berwick Construction (00058-C58665)
30 Ascot Street	1930	Garage added. Owner and builder C Aldridge (00056-B9147)
	1976	Dwelling additions and alterations Owner: The Thorndon Trust. Builder: L O Builders (00058-C45887and 00001-6/5128)
	1981	Private drainage connections. Applicant S Y Loo (00432-5303)
31 Ascot Street	1977	Repile (C47763)
	1977	Dwelling additions and alterations (C47087)
	1977	Drainage connections (5304)
	2001	Bathroom alterations. Hot water cupboard removed. Rinnai infinity installed (80005)
	2008	Extension to houses including two bedrooms and two verandahs. Reconfigure laundry and bathroom with amendment (175819)
	2018	New concrete retaining wall (407758)



32 Ascot Street	1979-1981	Dwelling alterations and additions. Owner: S Y Loo, Builder City Business Ltd (00058-C52594, 00277-6005, and 00063-1979/603)
	1981	Dwelling alterations and additions, rebuild laundry. Owner: R V Overend and C A M Mack. Builder: R V Overend. (00058-C57372)
	2007	Making existing internal gutter wider for access for maintenance purposes. Cancelled consent (00078-159301).
	2017	Demolish existing rear addition [1979-1981 addition?], replace with new addition containing new bathroom, laundry and bedroom (00078-390277)
33 Ascot Street	1937	Erecting a garage. Owner: J Bird. Builder: W Little (00056-B16978)
	1992	Dwelling additions and alterations. Owner and builder: Craig L J Turvey (00059-E25993)
	1992	Private drainage connections. Applicant: Mr Bird (00432-5305)
	1994	Dwelling additions and alterations (00061-10362 and 00277-6006 (4/33/109))
	2008	Residential- Refurbishment old house, new two storey addition including tandem garage bedroom, shower over, retaining structure. Landscaping, gas fire, kitchen, bathrooms, velux skylights (00078-179585).
1 Glenbervie Terrace	1895	247 Tinakori Road [1 Glenbervie Terrace] Private drainage connections (00432-45130)
	1971	247 Tinakori Road [1 Glenbervie Terrace] additions and alterations (00058-C33491)
	2020	New retaining wall on one side of dwelling, attached to the dwelling (00078-459778)
2, 4, 6, 8 Glenbervie Terrace	23/12/1897	Four dwellings, 23 December 1897. Owner Jay, Applicant: Jay, (00053-2544)



2 Glenbervie Terrace	1982	Dwelling additions and alterations (00058-C59077)
	1982	Repile (00058-C58888)
	1993	Ensuite (00060-2194)
4 Glenbervie Terrace	1925	Shed (00056-B43)
	1994	Dwelling alterations and additions (00060-6373)
6 Glenbervie Terrace	1953	Retaining Wall (00056-B34141)
	1987	6-8 Glenbervie Terrace, new dwelling and garage (00059-D6689)
	1995	Dwelling additions and alterations (00061-15163)
	1996	Retaining Wall (00061-16043)
	1996	Deck (00061-17251)
	2004	Bathroom refit (00078-119093)
8 Glenbervie Terrace	1987	6-8 Glenbervie Terrace, new dwelling and garage (00059-D6689)
	1987	Repile (00059-D6664)
	1991	Dwelling additions and alterations (00059-E22609)
	2005	Upper Additional Area (00078-130216)
	2007	Removal and rebuilding of collapsed retaining walls (00078-170017)
10 & 12 Glenbervie Terrace	1985	Subdivision of 10 and 12 Glenbervie Terrace by Cochran and Williams
11 Glenbervie Terrace	2017	Alteration to existing dwelling including excavation of subfloor area to create new bedroom. AKA 11 Glenbervie Tce. With amendment (00078-377229)
13 Glenbervie Terrace	1988	Dwelling Additions and alterations (00059-D11089)



	2003	Kitchen and bathroom alterations. Ensuite, study and bathroom additions (00059-99221)
15 Glenbervie Terrace	1988	Repile (00059-D9727)
16 Glenbervie Terrace	1906	Building permit for dwelling. Applicant: James Bennie. Owner: W Clark. (00053-7280)
	1947	Reinstate house after fire and slip damage and erect retaining wall (00056-B26408)
	1951	Laundry and retaining wall (00056-B30740)
	1969	Retaining wall (00058-C28675)
	1973	Reinstate verandah. Owner: C C Cochran. Builder: Owner (000058-C38414)
	1998	Additions and alterations (00078-40169)
16, 20 Glenbervie Terrace	1906	Private drainage connections. Applicant: No. 16: W Clark. No.20: M Betts (00432-18874)
17 Glenbervie Terrace [including 13 and 15 Glenbervie Terrace]	1905	Building permit for three dwellings, Applicant: A H Hunt. Owner: A H Hunt (000053-6779)
17 Glenbervie Terrace	1960	Convert dwelling into two flats (00058-C6981)
	2004	New balcony, extend bathroom on ground floor, install new jet masterflue and chimney, replace bathroom window and skylights, with amendment (00078-119999)
19-21 Glenbervie Terrace	1899	Private drainage connections (00432-18876)
	1987-1989	Subdivision by Land Corporation (00277-24776)
	1987	Private drainage connections (00432-18876)
	1988	Two flats and garages. Owner and builder: Werry Holdings Ltd. (00059-D8559)
	1986-1996	Erection of eight apartments and garages (11356 (4/19/21), 00009-6/3509 and 00001-45/594)



20 Glenbervie Terrace	1906	Building permit for dwelling. Owner: Betts. Applicant: James Bennie (00053-7030)
	1979	Alteration of basement. Owner: C C Cochran. Builder: Ron Cheriton Let (00058-C51270)
	1988	Dwelling additions and alterations (00059-D8917)
	2017	Alterations to existing 2 storey dwelling including foundations upgrade, related Resource consent S76279 (00078-376980)
23 Glenbervie Terrace	1902	Private drainage connections (00432-1087)
23-29 Glenbervie Terrace	1990	Six flats. Proposal is to build six townhouses (one block of four, one of two) for Pacific Homes (00059-E20612).
31 Glenbervie Terrace	1905	Building permit for dwelling. Applicant: John Moffat. Owner: John S Swan. Architect: John S Swan (00053-6496)
	1906	Additions to dwelling. Applicant: John Moffat. Owner: John S Swan (00053-7330)
	1926	Additions to dwelling (games room). Owner: J S Swan. Builder: J H Meyer (00056-B1873)
	1977	Repile dwelling. Owner: M J Leniston. Builder: Hawkes Repiling. (00058-C47163)
35 Glenbervie Terrace	1932	Building permit for dwelling. Owner: J S Swan. Builder: Swan (00056-B11610)
	2010	New bathroom and refurbish toilets and laundry area (00078-210427)
37 Glenbervie Terrace	1895	Private Drainage Connections. Applicant: Mrs Duighnan [sic] (0042-18880)
	1930	Dwelling additions and alterations. Owner: Mrs Duigan. Builder: WH Nimmo (00056-10446)
	1980	Dwelling additions, alterations and car park. Owner: J Cooper. Builder: J Cooper. (00058-C55155)



39 Glenbervie Terrace	1966	Reinstate dwelling. Owner: Dr WB Sutch. Builder: A L Cannons (00058-C20672)
	1966	Private drainage connections (00432-18881)
	2010	Additions and alterations (00078-208435)
	2018	Alterations to existing two storey dwelling, conversion of existing lower-level storage area into bedroom with new stairwell and deck, alteration to existing bathroom (00078-418308)
41 Glenbervie Terrace	1958	Building permit for dwelling. Owner: M Wilkinson. Builder: Du Fresne. [Designed by H Courtney Archer] (00058-C3074)
	1960	Additions to dwelling (00058-C6208)
	1962	Garden Shed (000058-C10266)
	1981	Fireplace with wetback and dwelling additions and alterations (000058-C55424)
	2010	Construct new timber/concrete retaining wall between two properties to replace a partly collapsed wall (00078-211501)
109-113 Hill Street	1983	6 dwellings and garages for St Paul's Cathedral Parish. Owner: Diocesan Board of Trustees for Wellington. Builder: LT McGuinness Ltd. (00058-C61267)
111 Hill Street	1926	Garage. Owner: J Hendry. Builder: C B Nixon (00056-B2181)
	1927	Dwelling additions. Owner: J Hendry. Builder: H S Sherbrooke (00056-B3229)
	1932	Dwelling additions (00056-B11975)
119 Hill Street	18 September 1900	Dwelling for Mrs Eliza Trapp, applicant Brown and Johnston, Architect: McKay and MacGregor (Wellington City Council Archives).
	1994	Building: 119 Hill Street: P J and B H McLeavey (00277-12487(4/119))



121 Hill Street	1936	Tinakori Road and Hill Street [121 Hill Street], four flats. Owner: S Brown Ltd. Builder: F H Meyer (00056-B14947)
	1936	Private drainage connections. Applicant: Samuel Brown (00432-21449)
	2013	Removal of two brick chimney stacks above the roof line (00078-274736)
1 Parliament Street	1903	Private drainage connections. Applicant: Streeter (00432-34938)
	1935	Erection of tenement building – Parliament Street and Hill Street. Applicant G Threadgold. Architect A Victor Smith. [Permit not issued] (00001-6/17/9-6/744)
	1991	Dwelling additions and alterations (00059-E24526)
	1997	Enlarge existing garage, add laundry and wine cellar (00078-32699)
	2018	Install plumbing and sanitary pump for conversion of storeroom at rear of garage into a laundry. (00078-415699)
2 Parliament Street	1906	Private drainage connections (00432-34939)
	1975	Repile dwelling Owner: Mr McLeavey. Builder: Hawkes Repiling (00058-C43415)
	1978	Dwelling additions and alterations. Owner: P McLeavey. Builder: T Delaney (00058-C49013)
6 Parliament Street	1899	Private drainage connections. Applicant Fowkes (00432-34940)
	1916	Additions to building. Owner: EJ Holmes, (00053-0253)
	1921	Alterations to dwelling. Owner: Holmes. Applicant: Johns Bros. (00053-11423).
	1932	Erect additions to dwelling. Owner: Holmes. Applicant: Johns Bros (00056-B11985)



	1980	Repile. Owner: Mrs S D Fowke. Builder: Hawkes Repiling (00058-C53448)
	1980	Build and reinstate chimney. Owner: Mrs S D Fowke. Builder: WJH Baillie (00058-C53818)
8 Parliament Street	1898	Additions to two dwellings (including 11 Glenbervie Terrace). Applicant: E Mayhew. Owner: E Mayhew (00053-2724).
	2006	Additions and alterations (00078-30482)
9, 11, 13 Parliament Street	1908	Erect three houses. Owner: D Dickie, Applicant: Meyer & Illingworth (00053-8079)
	1908	Private drainage connections (00432-34942)
	1908	Previous buildings removed before new villas erected
9,11 Parliament Street	1965	Dwelling alterations and carport. Owner: C W Salmon. Builder: J Gamble (00058-C17054)
9 Parliament Street	1929	Erect porch. Owner: S Predmore. Builder J. Predmore [sic] (00056-B7280)
	2005	Partial repile (000-78-126502)
	2005	Installation of inbuilt fireplace (00078-130801)
10 Parliament Street	1903	Private drainage connections. Applicant: Salmon [for Mrs Collins] (00432-34943)
	1948	Alterations to dwelling. Owner: Miss E Watt. Builder: J T Williamson (00056B27197)
	1959	Dwelling alterations. Owner: C W Salmon. Builder: Brown (00058-C5785)
	1995	Dwelling alterations (00061-11634)
	2009	Residential – deletion of fireplace, move bathroom, cavity slider to bedroom. Designer: Naish (00078-182957)
12 Parliament Street	1895	Private drainage connections. Applicant: Salmon (00432-34944)



	1956	Two garages and dwelling alterations. Owner: Salmon. Applicant: Bryant & Tynan (00056-B40246)
	1962	Retaining wall. Owner: Mr Salmon. Builder: HM Anderson (00058-C11557)
	1987	Dwelling additions and alterations (00059-D7194)
	2007	Dwelling alterations – replace existing conservatory and roof glazing (00078-169251)
14 Parliament Street	1897	Private Drainage Connection for Seviars (Wellington City Council Archives 34946)-
	1956	Dwelling alterations (Wellington City Council Archives B39108)
	2019	Internal alterations to existing single storey dwelling, new windows and doors, new bay window and reinstatement of porch (Wellington City Council Archives 417425)
16 Parliament Street	1897	Private drainage connections (00432-2269)
	2004	New dwelling (00078-116472)
192 Sydney Street West	1958	Dwelling alterations and additions. Owner: D Risvas. Builder: Owner (00058-C3382)
	1980	Repile. Owner: Mr King. Builder: J N Wilson (00058-C54858)
	1987	Additions and alterations to dwelling and construct a garage. Attic bedrooms with dormer windows (00277-20778 (4/2647/192))
	1985	Rear additions, two-storied, containing two rooms (00277-20778 (4/2647/192))
	1993	Dwelling alterations and additions (00060-2561)
	2004	Shed (00078-121578)
194 Sydney Street West	1907	Private drainage connections (00432-42158)
	1905	Dwelling, building permit. Applicant: Farish and Hurch. Owner: A J Swanson (00053-2113)



	1990	Addition of two casement windows on north elevation (0 0277-20779 (4/194))
194a Sydney Street West	1980	Repile. Owner: Mr King. Builder: J N Wilson (00058-C54858)
196 Sydney Street West	1907	Private drainage connections. Applicant: Public Trust (00432-42159)
	1907	Dwelling. Applicant: J W Fossette. Owner: Gordon. Architect: John S Swan (00053-7766)
	1978	Convert dwelling to four flats. Owner: J T Duggan Agency (Public Trust). Builder: AJ Carle (00058-C50703)
	2018	Replacement of existing retaining wall between 196 and 194 Sydney Street West (00078-421055)
200 Sydney Street West	1974	Repile dwelling. Owner and builder P Stipkovitz (00058-C41089)
	1983	Alterations to rear of cottage improving kitchen, laundry and bathroom facilities. Draughtsman, D. Gillies. Owner and builder P Stipkovitz (00277-20781 (4/2647/200))
	1983	Building permit for additions and alterations (00058-C63401)
	2020	Remove walls, add lintels/beams, renovate bathroom and move hot water cylinder. Reline and insulate all exterior walls (00078-458546)
202 Sydney Street West	1926	Condition of premises inspected by City Engineer W. Haydon (00001-45/5)
	1979	Upgrade. Owner David Loo. Builder City Business Ltd (00058-C52761)
	2011	New bathroom (00078-233909)
204 Sydney Street West	1896	Private drainage connections, indicating additions to dwelling. Owner C. Hall (00432-42160)
	1979	Reinstatement [after fire?] Owner and builder City Business Ltd. (00058-C52911)



	1979-1996	Alterations and additions? (00277-20782 (4/2647/204))
	2019	External additions to upper level of existing two-storey, weatherboard-clad dwelling (00078-454963)
206 Sydney Street West	1931	Claim for depreciation in property - Miss Lavington-Clyde (00001-22/484)
	1980-1981	Subdivision, 7 and 13 Ascot Street and 206 Sydney Street West, D Loo (00277-23880)
	1981	Upgrade dwelling. Owner and builder City Business Ltd (00058-C563000)
210 Sydney Street West	1896	Private drainage connections Applicant: Halley and Ewing (00432-42161)
	1960	New kitchen addition. Builder and owner, O Clark (00058-C7815)
	1996	Re-piling consent (00666-373563 Vol 1)
	1997	Additions and alterations (00078-29443)
214 Sydney Street West [15 Ascot Street]		Alterations and additions (00078-28165)
241 Tinakori Road	1919	Alterations to shop and dwelling. Applicant: Johns Bros. Owner: Mrs H Johns [sic] (00053-10925)
	1920	Additions to shop and dwelling. Applicant: Johns Bros. Owner: Mrs N Johns [sic] [verandah added] (00053-11243)
	1927	Erect additions to dwelling. Owner: Mrs N Johns. Builder: Johns Bros (00056-B3948)
	1978	Alter shop to coffee and second-hand shop. Owner: P C & A C Van Melle. Builder: Owner (00058-C50168)
	1985	Verandah. Owner: P C Van Melle. Applicant: L F Johnston Construction (00059-D1261)
	2021	Seismic strengthening of building



243 Tinakori Road	1926	Private drainage connections. Applicant: Freeman (00432-45127)
245 Tinakori Road	1926	Private drainage connections. Applicant: Steel (00432-45128)
	1926	Additions to dwelling. Owner: K Freeman. Builder: A B Cord (00056-B1462)
	1976	Additions and alterations. Owner: Miss Champion. Builder: Penarth Contractors (00058-C45349)
	1989	Retaining wall (00059-E19013)
	1989	Dwelling alterations (00059-D12474)
	1999	Additions and alterations including new dining room and storeroom (00078-59229)
247 Tinakori Road [1 Glenbervie Terrace]	1895	Private drainage connections. Applicant: Leighton (00432-45130)
	1971	Additions and alterations. Owner: N Priestly. Builder: LM Gear (00058-C33491)
	1971	Repile dwelling. Owner: H Einhorn. Builder: Young Bros Bldrs Ltd. (C33557)
249 Tinakori Road	1956	Double garage and reinstatement of dwelling [New window in kitchen, new entrance door]. Owner: R S Tripp. Builder: R S Tripp. (00056-B39952).
	1984	Additions and alterations [gabled windows replaced, new dormers, plastered over weatherboard, decking]. Owner: Mr & Mrs Leggett. (00058-C65068)
	1992	Dwelling alterations and additions includes upper addition (00058-E26100)
	2005	Dwelling alterations and additions (00078-134255)
251 Tinakori Road	1895	Private drain connections (00432-45125)



	2016	Internal alterations and additions to proposed entrance lobby. Reduced scope of work, proposed entrance lobby changes deleted from consented works (00078-357191)
257 Tinakori Road	1896	Private drainage connections (00432-45132)
	1922-1948	Electricity connection records (00339-1125-16)
	1971	Reinstate dwelling. Owner: W Smith. Builder: Owner (00058-C32577)
	1989	Conversion of flats to single dwellings (E16991)
	1990	Building: 257 Tinakori Road: N Selwood: E Turner (00277-21756)
	1990-1991	Dwelling alterations and additions (E21206, E23616, E23234)
253 Tinakori Road	1921-1931	Electricity connection records (00339-1125-15)
	1967-1968	Objection: widening affecting 253 Tinakori Road (00032-TPA 4/18)
	1987	Private drainage connections (00432-45131)
	1987	Dwelling additions and alterations. Owner: C Cass. Builder: Gross Builders (00059-D7676)
	2008	New retaining wall and structural strengthening of basement. Designer: Cranko Architects. (00078-174606)
259 Tinakori Road	1926	Additions to dwellings. Owner: G Powell. Builder: G Powell (00056-B1153)
	1926	Electricity connection records (00339-1125-17)
	1931	Private drainage connections. Applicant: Kendal (00432-45133)
	1983	Partial repile. Owner: R H Kendall. Builder: Owner (00058-C63158)
	1983	Additions and alterations. Demolition of lean-to addition containing kitchen, bathroom and laundry. New and enlarged addition for kitchen, bathroom and laundry. Owner: R H Kendall. Builder: Owner (00058-C63961)



	2011	Construct slatted timber deck over existing membrane roof to include a balustrade around the deck (00078-244426)
	2015	Construction of new engineer design block retaining wall (00078-334928 and 00078-336776)
261 and 261A Tinkaori Road	1905	Private drainage connections. Applicant: Duignan (00432-45135)
	1923-1949	Electricity connection records (00339-1125-20)
	1925	Erect retaining wall. Owner: A Duignan [sic] Builder: Templeton & Keeble (00055-A4033)
	1936	Erect wash house and bathroom. Owner: Miss Duigan. Builder: Barr Brown Construction Co. (00056-0178)
	1964	Reinstate dwelling – fire. Owner: Miss Duignan. Builder: GH Colley Ltd. (00058-C15148)
	1976	Additions and alterations for conversion into two flats. Owner and builder: Thorndon Holdings (00058-C46114, 00277-21758 (4/2778/261) and 00009-45/25/120)
	2006	New kitchen, new bathroom, partial re-pile, maintenance including relining and insulation (00078-156766)
263 Tinakori Road	1924	Electricity connected (00339-1125-21)
	1956	Dwelling alterations. Owner: C A White. Builder: K Chisholm (00056-B39729 and 00009-45/25/36)
	1956	Private drainage connections (00432-45136)
	1976	Additions and alterations. Owner: Clare. Builder: T Thompson (00058-C45822)
	1982	Proposal to relocate house further back on the section to allow car parking (00001-6/5705)
	2000	Dwelling additions and alterations (00078-67372 and 00078-65894)
265 Tinakori Road	1897	Private drainage connections. [Scullery and bathroom added in lean-to] (00432-45137)



	1922	Electricity connection records (0039-1126-1)
	1982	Repile. Owner: Miss Auld. Builder: John N Wilson Repiling Ltd. (00058-C59915)
267 Tinakori Road	1923	Private drainage connections [for 2 flats?]. Applicant: Penny (00432-45138)
	1927	Erect shed. Owner: S Johns. Builder: J J Fitzgerald (00056-B4524)
	1982	Convert two flats to dwelling. [Opposition to contracts renovating house, application to move back on site] Owner and builder: J H Penny (00058-C59391)
	2020	Retaining wall at rear of section. New anchors with whalers to tieback existing retaining wall (00078-450994)
269 Tinakori Road	1907	Private drainage connections. Applicant: Wiggins (00432-45139)
	1923	Connected to electricity (00339-1126-3)
	1962	Laundry and shed. Owner: H G & M Gastein. Builder: H Gastein (00058-C9928)
	1989	Addition to first floor at the rear of the dwelling. Drawn by D B Mel Smith (00277-21761 (4/269))
	2016	Alterations to shower in existing bathroom (00078-366274)
271 Tinakori Road	1921	Electricity connected. Owner Mrs Johanna Byrne (00339-1126-4)
	1932	Garage added. Owner: J Byrne. Builder: Bornholdt (00056-B11543)
	1932	Private drainage connections. Applicant: Johnstone (00432-45140)
	1937	Converted into two flats. Owner: Mrs Byrne. Builder: F Bellman (00001-6/988 and 00056-B16666)
	1980	Repile (00058-C54012)
	1980	Additions and alterations Owner: A Johnston. Builder: Owner (00058-C54388)



	1996	Installation of fireplace (00061-16660)
273A Tinakori Road	1904	Building permit application? Owner: D McKay. Applicant: Isaac Clark and Son (00666-373332 Vol 1)
	1906	Private drainage connections. Applicant: McKay (00432-45141)
	1914-1956	Electricity Connection records (00339-1126-5)
	1927	Additions and alterations. Owner: D McKay. Builder: McLean and Gray Ltd (00056-B3737 and 00056-B4056)
	1981	Repile dwelling. Owner: Mrs Just. Builder: Wellington Home Improvements. (00058-C57190)
	2010	273A Tinakori Road, construct new timber/concrete retaining wall between two properties to replace a partly collapsed wall (00078-211503)
303 Tinakori Road	1996	226 Sydney Street West [35 Ascot Street or 303 Tinakori Road], dwelling additions and alterations (00078-24929)

Biographies

In this section, biographies are included for architects who designed dwellings with the Historic Area, early landholders, and examples of the kind of residents attracted to the area.

James Bennie (1873-1945)

James Bennie was a prolific Te Whānganui-a-Tara Wellington architect who designed over 200 Te Whānganui-a-Tara Wellington buildings in the early 20th century, including 16 and 20 Glenberrie Terrace in the Ascot Street Heritage Area.

Bennie was born in Ayrshire, Scotland as the son of a mining engineer. The family moved to Aotearoa New Zealand in 1879 and settled in Brunnertown near Māwhera Greymouth. In the early 1890's Bennie attended the Working Men's



College in Melbourne, Australia, where he studied under artist and architect Thomas Searell. On completion of his studies, he returned to Māwhera Greymouth and set up in practice as an architect. In 1903 Bennie moved to Te Whānganui-a-Tara Wellington and went into practice with E C Farr before establishing his own practice in 1905.⁷⁹

Some of Bennie's designs include the Albemarle Hotel, Te Whānganui-a-Tara Wellington (1905), the Carnegie Library at Taitoko Levin (1910), the Karori Methodist Church (1912), and the Oriental Bay Tea Kiosk (1912, demolished 1978). He is best known for his theatres and houses. Bennie designed a number of theatres including Kings (1910), Queens (1916), the Crown (1916) and Paramount (1917), all in Te Whānganui-a-Tara Wellington. Today just the Paramount remains. Of his many fine houses only two appear to survive: the Wedge, Thorndon (1906) and his own house in Salamanca Road (1907).⁸⁰ He also had an interest in prefabricated house design.

Bennie was an inaugural member of the New Zealand Institute of Architects, founded in 1905, and was later elected a Fellow. He retired in 1935 and his son Malcolm, who had joined his father in 1927, continued to run the practice.⁸¹

Christopher Smith Cross (1852-1919)

Christopher Smith Cross was an Aotearoa New Zealand cricketer and businessman who played first-class cricket in Aotearoa New Zealand from 1874 to 1895.⁸² He lived at 30 Hill Street, known as 1 Parliament Street today.

Cross was born in Whakatū Nelson, where his father, James Smith Cross, was the harbourmaster. Cross was a hard-hitting batsman, a fast-medium bowler, a fine fieldsman and sometimes wicketkeeper. He made his highest first-class score for Te Whānganui-a-Tara Wellington when they defeated Otakou Otago in 1892–93; he scored 67, easily the highest score of the match, an innings of "sterling cricket, comprising excellent cutting and driving".⁸³ He captained the Whanganui team that inflicted the only defeat on the touring Australians in 1880-81. In 1882, while batting at the St John's ground in Whanganui, Cross hit a ball that travelled

⁷⁹ Wellington City Council, "James Bennie."

⁸⁰ Wellington City Council, "Old Shoreline Heritage Trail."

⁸¹ Wellington City Council, "James Bennie"; "James Bennie 1873-1945."

⁸² Wanganui Herald, "Personal."

⁸³ Personal Items, Nelson Evening Mail, Volume LIII, Issue 160, 18 July 1919, Page 4



156 yards before it landed. This hit was still an Aotearoa New Zealand record in the late 1950s and may still be.⁸⁴

Cross worked as a financial agent and merchant. Later he moved to Australia, where he had a business in Sydney as a coal exporter and shipping agent. He died in Sydney after a long illness, leaving a widow, three sons and two daughters.⁸⁵

Joseph Dransfield (1827-1906)

Joseph Dransfield was the first mayor of Te Whānganui-a-Tara Wellington city and owned a significant portion of lower Parliament Street.⁸⁶

Joseph Dransfield was born Huddersfield, Yorkshire, in 1827, where his father, also Joseph, was the owner of the Rookery Woollen Mills. He was educated in Huddersfield and migrated to Australia in 1852 on the Falcon when he was 25 years old before coming to Te Whānganui-a-Tara Wellington in 1857. His mother and father also settled in Aotearoa New Zealand living for a time in Ōhinehou Lyttleton. He was married and had several sons and daughters.⁸⁷

Dransfield's brother, C E Dransfield, was already in Te Whānganui-a-Tara Wellington when he arrived and had established a general merchant business, which Dransfield eventually took over. They were major coal merchants into the 1860s, with supply contracts for the New Zealand Steam Navigation Company, and McMechan and Blackwood's fleets. From 1878 to 1879 he was President of the Chamber of Commerce. Dransfield was an active participant in local politics; he was chairman of the Town Board, and a member of the Wellington Provincial Council.⁸⁸ Dransfield became Mayor in 1870 after Wellington was declared a city. One of his first actions as Mayor was to purchase Queen's Wharf and the surrounding land. This led to allegations, however, that he helped fellow councillors win many contracts for commercial waterfront activities. As a result, Dransfield was ousted in 1873.⁸⁹ He became mayor again in 1878 but resigned in May 1879. Dransfield carried on in business until ill-health forced his retirement in

⁸⁴ Wanganui Herald, "Personal."

⁸⁵ Personal Items, Nelson Evening Mail, Volume LIII, Issue 160, 18 July 1919, Page 4

⁸⁶ Evening Post, Volume X, Issue 134, 25 July 1874, Page 3

⁸⁷ "Joseph Dransfield."

⁸⁸ Death of Mr Dransfield, Evening Post, Volume LXXII, Issue 71, 21 September 1906, Page 6.

⁸⁹ "1842-1889 Past Mayors of Wellington."



1888. He sold the business to the United Importers Company.⁹⁰ Dransfield Street in Vogeltown is named after him as Wellington city's first Mayor.⁹¹

Duignan family

The Duignan family were among some of the first owners and occupiers of land in the Ascot Street Heritage Area. Mrs Duignan owned 37 Glenbervie Terrace from 1878-c1930s. The cottage that dates from c1860s at 251 Tinakori Road was owned by the family for 120 years.

John Duignan was born in Eire Ireland in 1834. Immigrating to Aotearoa New Zealand, he married Mary-Ann Long (1849-1933). Mary-Ann ran a boarding house in Thorndon for out-of-town politicians in the late 1800s. A “savvy businesswoman, she'd snap up local property when she could.” When a likely place came on the market, she would send her granddaughter Mary (Frances Mary) to fetch the local soothsayer: “She would say, 'Scoot off and get Aggie, up the road' — This is up Glenmore St — and this Aggie would come down with the cards and read them to see if the purchase was going to be a good one or not.”⁹²

Mary-Ann's son Thomas (1885-1974) added to the family's extensive holdings during the 1920s and in 1925 purchased 17 Ascot Street, with his wife Frances Maud Warren (1185-1982). Although seemingly small, it housed a family of ten before the Duignan's purchased it. Family member Celia Duignan-Hall recalls that “Both my grandparents' sons went off to World War II from there — my dad was a POW escapee in Italy and came back there after the war. So there are a lot of stories within that little cottage...Grandad [Thomas] had a little toy battery dog he could make do flips on the table to the delightful screeches and grins of the grandkids...My sister recalled Grandma putting away the clean, ironed linen and teaching her the 'Ask your Mother for sixpence to see the big giraffe with pimples on his whiskers and whiskers on his... Ask your Mother for sixpence' ditty—she recalled that just recently standing outside the upstairs cupboard”.⁹³ In 2005 Duignan-Hall's four children lived there while studying at University: “by the time they'd hauled themselves up the hill from town they'd be sober as”.⁹⁴

⁹⁰ “Joseph Dransfield.”

⁹¹ Irvine-Smith, “The Streets of My City, Wellington New Zealand.”

⁹² Klein-Nixon, “Family Parts with Classic Colonial Cottage after Almost 100 Years.”

⁹³ Klein-Nixon.

⁹⁴ Klein-Nixon.



Julia Freyberg

Julia Freyberg was one of many widows whose modest means saw them move to the working-class neighbourhood. She lived at 12 Parliament Street and raised her young sons.

Julia Hamilton married James Freyberg in Kensington in 1880. The family emigrated to Aotearoa New Zealand, prompted when James' partner went bankrupt. They embarked at Plymouth on the *Aorangi* and arrived at Te Whānganui-a-Tara Wellington in December 1891. James worked in the forestry department whilst in Aotearoa New Zealand. His death in 1914 prompted Julia and her sons, of which there were five, to move to 12 Parliament Street, where she lived until her death in 1936, aged 83.

Mrs Freyberg would generally be regarded as the mother of a famous soldier family, said Archdeacon Bullock at her funeral address. "All her sons who were of age to do so served with distinction in the Great War, two of them winning the highest honour of all in making the supreme sacrifice on the field of battle, while the deeds of another had placed him so prominently in the annals of British achievements that in both literature and history, he had a place from which he would inspire the hearts and minds of future generations. Mrs. Freyberg's monument then was the family she bore and nursed, and whose minds and characters she did most to shape and fashion".⁹⁵ She lost her two eldest sons in the First World War. Her third son was perhaps her most renowned: Lieutenant-General Bernard Cyril Freyberg, 1st Baron Freyberg, VC, GCMG, KCB, KBE, DSO & Three Bars (1889-1963).⁹⁶

George Judd (1835-1934)

George Judd, and his brother Stephen, were early owners and occupiers of land in the Ascot Street Heritage Area. Both brothers married Kilmisters who were among the first settlers to occupy Ascot Street. George lived at present-day 20 Ascot Street for over fifty years.

George Judd came out from Kent with his parents, aged five years old, in the ship *Martha Ridgeway*. in 1840. The family almost immediately moved from Te

⁹⁵ Manawatu Times, Volume 61, Issue 194, 18 August 1936, Page 8

⁹⁶ Ian McGibbon. 'Freyberg, Bernard Cyril', Dictionary of New Zealand Biography, first published in 2000, updated January 2012. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/5f14/freyberg-bernard-cyril> (accessed 15 October 2021)



Whānganui-a-Tara Wellington to the Te Awa Kairangi Hutt Valley, “which was then all bush, with a few Māori clearings, people passing through the forest by rough tracks”.⁹⁷ Judd remained in Te Whānganui-a-Tara Wellington until 1861, when he went to Otago and joined the Gabriel’s Gully rush “ getting a little gold”.⁹⁸ He then moved to Murihiku Southland, where he spent five years, obtaining a contract from the Southland Government to build several bridges. He spent two years on the West Coast, “fruitlessly searching for gold”, and returned to Te Whānganui-a-Tara Wellington in 1868.⁹⁹ In 1863 his brother Stephen had married Fanny Frances Kilmister and in 1868 George married Mary Kilmister. They spent some time in the Te Awa Kairangi ki Tai Lower Hutt but by 1877 were living in Glenbervie Terrace (Ascot Street), where they remained for the most part until 1934.¹⁰⁰ They owned other cottages in the Ascot Street Heritage Area which they leased.

John Kilmister (c.1808-1904)

John Kilmister (sometimes seen as Kilminster) owned much of the Town Acre 518, was one of the first residents of present-day Ascot Street and owned a number of dwellings which were leased.

Born in Gloucestershire, John married his wife Frances on Christmas Day in 1829. John was a cooper by trade, and he also became a brewer and maltster whilst a resident in Bath. He was encouraged by his employer’s son to try his luck in faraway Aotearoa New Zealand and arrived in Te Whānganui-a-Tara Port Nicholson in the *Lady Nugent* on 17th March 1841. The family went first to Te Awa Kairangi Hutt Valley, where John started sawmilling; but a heavy flood set him against the district, and after cutting the necessary timber for a house he rafted it down the river and conveyed it by boat to Te Whānganui-a-Tara Wellington. When Te Whānganui-a-Tara Wellington’s first brewery was established, John became the brewer and maltster. The brewery did not prove a success, however, and so he took up land at Porirua with his two sons John and William. He helped to construct the road through Johnsonville and along Tawa Flat and was paid to oversee construction of the Tawa Flat Road. The Kilmisters then returned to Te Whānganui-a-Tara Wellington and established a 58-acre dairy farm at the southern end of Tinakori Range. He was also involved in

⁹⁷ Evening Post, “Obituary,” 1934.

⁹⁸ Christ Church TAITĀ, “Judd, George.”

⁹⁹ Christ Church TAITĀ.

¹⁰⁰ “Wise’s Post Office Directory, 1878-1879”; Evening Post, “Obituary,” 1934.



establishing the first Congregational Church in the city, the Kilmisters returned to England for a time before returning to Thorndon c.1871-1872, when John purchased the cottage now located at 31 Ascot Street. On 25 February 1904, “Mrs. Kilmister [sic], who was in her 95th year, and who was conscious almost to the close passed away at 2 o’clock this morning, and her husband, who was two years her senior, died without knowing of his wife’s decease, at 9.15 a.m.”¹⁰¹

Anna Leighton (1828-1916)

Anna Leighton was a longtime resident of Glenberrie Terrace. She represents the many widows of modest means who were drawn to the area,

Anna Mason was baptised in Radford, Nottingham, England on 28 December 1828, the daughter of John Mason and his wife Ruth Brittle. She married John Leighton Jnr, a smith and mechanic, in Radford on 25 April 1852. The couple emigrated to Aotearoa New Zealand on board the *Kinniard*, leaving London on 6 October 1858 and arriving in Te Whānganui-a-Tara Wellington on 6 February 1859. Anna’s brother John Mason Jnr and his wife and family accompanied them.¹⁰²

Anna and John had eight children and lived in a cottage on Wesleyan Reserve land in Tinakori Road for many years. John died at home aged 43 in August 1871, leaving Anna to rear the family—the youngest of whom was four years old. She became a dressmaker/seamstress. Stories are told of Anna being invited to attend balls and various functions to make running repairs to women’s dresses which had been damaged on the journey to the event or during dancing.¹⁰³

From at least 1877 she lived at 1 Glenberrie Terrace with youngest daughter Lucy, a schoolteacher, who did not marry. Around 1910, after living thirty years in Glenberrie Terrace, they moved to Queens Drive, Lyall Bay, where Anna died in 1916. She is buried with her husband and daughter Katie at Bolton Street Cemetery.¹⁰⁴

Douglas Lilburn (1915-2001)

¹⁰¹ “Kilmister, John.”

¹⁰² New Zealand History, “A. Leighton.”

¹⁰³ New Zealand History.

¹⁰⁴ New Zealand History. John Leighton wrote a diary of the voyage to New Zealand and great, great granddaughter Melva Wood has written a booklet on the lives of John and Anna Leighton, copies of which have been lodged with ATL, National Library, Wellington.



*The following is taken from Heritage New Zealand Pouhere Taonga's List entry for Lilburn House, 22 Ascot Street.*¹⁰⁵

The home of celebrated Aotearoa New Zealand composer Douglas Gordon Lilburn stands at 22 Ascot Street. Lilburn is widely recognised as having pioneered the tradition of Aotearoa New Zealand composition and was the central figure in its development and promotion between 1940 and 1980. Lilburn's move from Ōtautahi Christchurch to Te Whānganui-a-Tara Wellington in 1949 to teach at the newly established Music Department at Victoria University followed his first highly productive phase of composition. Shortly after his arrival in the central, yet secluded home he completed his Symphony No. 3 (his most progressive instrumental composition). He then turned to electroacoustic composition, which he pioneered in this country. The house and garden provided him with essential space to compose, play his piano without disturbing neighbours and welcome composers, musicians, artists and friends. The home of his close friend Rita Angus, with whom he had a long and mutually supportive friendship and a brief relationship, was nearby. Lilburn had romantic relationships with men throughout his life but kept his homosexuality private except among friends. Later in life his confidential submission on the Homosexual Law Reform Bill in 1985 derided 'thunderers about perversion' and suggested that outlawing homosexuality was as rational as legislating 'against rabbits and blackberries in hedges.'

Lilburn's legacy transcended his contributions as a composer. His fluency in electronic and instrumental formats served as a model for generations of composers. He founded Wai-te-ata Music Press, Aotearoa New Zealand's longest running publisher of compositions, helped establish the Archive of New Zealand Music, funded the Lilburn Trust in 1984 to support Aotearoa New Zealand music projects, and established the first Electronic Music Studio in Aotearoa New Zealand, housed at Victoria University of Wellington in 1996. He received numerous awards for his music and was inducted posthumously into the New Zealand Music Hall of Fame in 2014.¹⁰⁶

William Miles Maskell (1839-1898)

William Maskell lived at 14 Parliament Street from 1884-1898, and possibly built the dwelling that stands there now.

¹⁰⁵ Heritage New Zealand Pouhere Taonga, "Lilburn House."

¹⁰⁶ Heritage New Zealand Pouhere Taonga.



*The following is taken from the Dictionary of New Zealand Biography of William Miles Maskell.*¹⁰⁷

William Miles Maskell was born at Mapperton, Dorsetshire, England, on 5 October 1839. He was the son of Mary Scott and her husband, William Maskell, an Anglican clergyman who joined the Catholic church in the 1850s. Maskell was educated at the Catholic St Mary's College, Oscott, Birmingham, and in Paris, before serving for three years in the 11th (North Devonshire) Regiment of Foot.

In 1860 Maskell emigrated to Aotearoa New Zealand, arriving in Ōhinehou Lyttelton in August on the William Miles. He visited Auckland and Wellington before taking employment, in October 1861, on Frederick Weld and Charles Clifford's Flaxbourne run in Marlborough. He may have had his own farm sometime between May 1861 and May 1863, when he returned to England. Maskell returned to Aotearoa New Zealand in 1864 or 1865, and by September 1865 had taken up the 2,000-acre Broadleaze property near Leithfield, in Waitaha Canterbury.

In 1866 Maskell was elected to represent Sefton on the Canterbury Provincial Council. He held the seat until 1876 when the provinces were abolished and served as provincial secretary and provincial treasurer in 1875–76. In 1874 he was appointed secretary of the newly formed University of New Zealand; he became registrar in 1876 and kept the post until his death. He lived in Ōtautahi Christchurch during the chancellorship of H J Tancred, moving to Te Whānganui-a-Tara Wellington about the time that James Hector assumed the position in 1885. He married Lydia Cooper Brown at Leithfield on 15 September 1874. There were two ceremonies: one Catholic, one Protestant. Lydia died on 5 October 1883, and he married Alice Ann McClean at Wellington on 29 April 1886. It seems there were no children of either marriage.

It was probably as a result of his farming experience that Maskell, about 1873, became interested in entomology, particularly in the class of agricultural pests known as scale insects (*Coccoidea*). His initial work was on the Aotearoa New Zealand scale insects and his book, *An account of the insects noxious to agriculture and plants in New Zealand* (1887), remains a standard reference work. Maskell also studied the Australian *Coccoidea*. As his work became well-known, he was sent material for study and description from Asia, Fiji, Hawaii, South

¹⁰⁷ Morales, "Maskell, William Miles, in the Dictionary of New Zealand Biography."



Africa, and the Americas. He proposed over 330 species-group names, including those of many economically important species.

Maskell's expertise was based on his fascination with microscopy. He used his skills in this to go beyond classification based on the external characteristics of scale insects to a study of their internal anatomy. This, combined with his interest in biology and physiology, and his appreciation of the necessity of studying males and immature stages in addition to mature females, put him in advance of his contemporaries and many of his successors.

By 1889 Maskell had become the world's foremost authority on scale insects. His work was, nevertheless, criticised: his drawings were considered rough and lacking in detail, and there were some inaccuracies in his descriptions. Many disapproved of his disregard for the prevailing rules for naming new taxonomic groups, and his poor preparation of specimens before mounting them on microscope slides. Fortunately, Maskell kept duplicate specimens as dry, unmounted material for future study. His slide-mounted and dried material is located at scientific institutions and museums throughout the world.

Maskell was always interested in the practical application of his studies. He experimented with pest control remedies such as kerosene and was a strong advocate of the biological control of pests. He helped Albert Koebele of the United States Department of Agriculture in his successful search in Australia and Aotearoa New Zealand in 1888–89 for *Rodolia cardinalis* (the cardinal ladybird); this was a predator of the Australian cottony cushion scale, which had become a serious pest of citrus in California, US. Maskell's work helped to save the industry.

Maskell's scientific work was not confined to the scale insects. He wrote on a variety of other arthropods, on protozoa, and on microscopic algae. He published over 70 papers and letters, more than half in the *Transactions and Proceedings of the New Zealand Institute*. His description of the rock paintings at Weka Pass, North Canterbury, is considered noteworthy. In 1879 he was selected as a fellow of the Royal Microscopical Society, London.

He served on the board of governors of the New Zealand Institute in 1885–86 and from 1888 to 1897 and was treasurer of the Philosophical Institute of Canterbury from 1879 to 1884, and president of the Wellington Philosophical Society in 1888. A vigorous opponent of Darwinism, he took a prominent part in contemporary scientific debate. The establishment of the Department of Agriculture in 1892 probably owed something to his advocacy; he also advocated the appointment of



a trained entomologist to study the insects attacking Aotearoa New Zealand's crops and farm animals.

Maskell made a notable contribution to the science of entomology and to the more practical business of controlling Aotearoa New Zealand's insect pests. He died at 14 Parliament Street, Wellington on 1 May 1898.

Patrick Thomas Redmond (1839-1923)

Thomas, as he was known, represents a number of local residents who lived in the humble cottages in the area. Unlike many in the area who were tenants, Thomas owned and occupied 8 Ascot Street.

Born in Ireland in 1839, Redmond first followed the call of the sea. By 1856, he was an apprentice on board the steamer *Phoebe*. During the last two years of the Crimean war, Redmond was on board the *Phoebe* running dispatches between Malta and Constantinople. The *Phoebe* then became involved in trade to Aotearoa New Zealand. Redmond married in 1862 and obtained a chief officer's certificate in the English coastal trade. He gained a post aboard the steamer *Penguin*, which was soon sent out to Aotearoa New Zealand. Redmond decided to immigrate to Aotearoa New Zealand and arrived in 1872. He was first employed by Messrs. Geo. Thomas and Co., auctioneers, of Te Whānganui-a-Tara Wellington, and remained with them until 1891. That year Redmond was appointed messenger to Sir Joseph Ward, who would become Aotearoa New Zealand's 17th Premier. Seven years later he became the messenger to the Premier Richard Seddon. He remained with Seddon until his death in 1906. He then became messenger for Hon. Thomas Y Duncan for a brief period, and later for three years with the Hon. Robert McNab. Subsequently he became messenger to the Hon. T Mackenzie, who served as Premier in 1912. He was a well-known figure in Parliament buildings and travelled the length of the country with his Ministers. Redmond retired from public service, aged 75, in October 1913.¹⁰⁸ He had the distinction of being the oldest messenger in service. On his retirement he announced: "I am not like an old ship that goes on the rocks... I want something active to do. I was in hopes of being called to the Upper House —(laughter)—only Mr Hall-Jones has jumped my claim."¹⁰⁹ Thomas died in his home of 46 years, 8 Ascot Street, in 1923.

¹⁰⁸ Dominion, "Millions in Moving Pictures."

¹⁰⁹ New Zealand Times, "Au Revoir."



Amelius M. Smith (1845-1929)

Captain Amelius Morland Smith lived at 30 Hill Street (now 1 Parliament Street) from 1878 to 1888 and is an example of one of the many government workers who leased dwellings in Parliament Street for its proximity to the Parliament Buildings.

Amelius Smith was born in London in 1845 and educated at King's School, Sherborne, Dorsetshire. He was a Commissioned Officer in the 18th Hussars and stationed in India before he arrived in Aotearoa New Zealand on the ship *Bombay* in 1866. Shortly after his arrival, he became assistant private secretary to Sir George Grey (1866), and subsequently to Sir George Bowen. Under Sir Julius Vogel's administration, Smith was offered the post in the Colonial Secretary's office. He remained working for the government in various roles.¹¹⁰ He was also elected Lieutenant of the D Battery of Artillery on its first formation in the late 1860s.

Captain Smith married in 1877 and lived at 30 Hill Street (now 1 Parliament Street) from 1878, where his two children were raised. In 1888 the family moved to Island Bay.¹¹¹

W B Sutch (1907-1975)

William Ball Sutch was the owner of 39 Glenbervie Terrace, undertaking renovations in the 1960s to modernise the dwelling.

The following is taken from New Zealand History (Ministry for Culture and Heritage).

By the 1970s, most Aotearoa New Zealanders had heard of Dr W B Sutch. He was—as his defence counsel claimed when arguing for name suppression—a prominent citizen, known for his work as an economist, writer, public servant and diplomat.

William Ball Sutch was born in England on 27 June 1907 and arrived in Aotearoa New Zealand aged eight months. After completing an MA and BCom at Victoria University College he was granted a fellowship to the Department of Economics at Columbia University in New York, US. After completing his PhD with a thesis on 'Price fixing in New Zealand' at Columbia in 1932, he used the balance of his grant money to travel through the United States, Europe, India and Afghanistan.

¹¹⁰ Cyclopedia Company Limited, "The Cyclopedia of New Zealand [Wellington Provincial District]."

¹¹¹ "Early Wellington"; Cyclopedia Company Limited, "The Cyclopedia of New Zealand [Wellington Provincial District]."



When Sutch returned to Aotearoa New Zealand in late 1932, the country was in the depths of the Depression. He was unemployed for a time but in early 1933 began relief teaching in Whanganui and Palmerston North. Later that year he was recruited to the 'Brains Trust', a group of talented economists and civil servants who advised the Minister of Finance, Gordon Coates. When Walter Nash took over as Minister after the 1935 election, Sutch began accompanying him as private secretary on trade negotiation visits to England, Germany and Russia.

Sutch continued to work for the Minister of Finance until 1941, when he moved to the Ministry of Supply. In June 1942 he entered the army, serving in Aotearoa New Zealand as a gunner and later a gunnery instructor. It was during this period that Sutch's books *Poverty and Progress in New Zealand* (1941) and *The Quest for Security in New Zealand* (1942) were published. Both were versions of a social history commissioned but rejected as a centennial publication in 1940. When he was discharged from the army in 1943, Sutch returned to work for the government.

After the war, Sutch took up posts with the United Nations, first in the Pacific and later in Europe. He returned to Aotearoa New Zealand in 1951 and worked at the Department of Industries and Commerce, rising to Permanent Secretary in 1958. In 1973 he was appointed Chair of the Queen Elizabeth II Arts Council of New Zealand. He returned to this position immediately after his acquittal on spying charges, but his health had worsened, and he died on 28 September 1975, almost a year to the day after his arrest.

Tributes flowed after Sutch's death. Prime Minister Bill Rowling's comment that Sutch's career was 'often controversial but more often [made] a real contribution to the development of New Zealand society' was perhaps more muted praise than the long-serving public servant would have received a year earlier. But other commentators did not hold back, hailing Sutch as 'a champion of New Zealand' and a 'man of vision'.

Despite his eventual acquittal and the tributes paid on his death, public memory of Sutch remains overshadowed by his arrest and trial. But his contribution to Aotearoa New Zealand has not been forgotten. Brian Easton contributed a brief biography of Sutch to the *Dictionary of New Zealand Biography*. He also devoted two separate chapters to him in *The Nationbuilders*, a book of 'essays on individuals and companies in the years from 1931 to 1984 who contributed in



major ways to building a New Zealand nation'. General histories of Aotearoa New Zealand record his work as an economist, writer, public servant and diplomat.¹¹²

John Swan (1874-1936)

John Swan designed, owned and occupied The Moorings at 31 Glenbervie Terrace. He also owned and built 35 Glenbervie Terrace as an investment property.

Swan was born in Te Whānganui-a-Tara Wellington, the eldest of 13 children. His early architectural training was with the noted Wellington architect Frederick de Jersey Clere. Swan was articled to Clere and worked with his mentor on a number of designs, including the Wellington Rowing Club (then Naval Artillery Boat Shed) 1894, and several churches. From 1901-05 he was a partner with Clere. Among the buildings that survive from their partnership is Kelburn Chambers (or Stoneham's Building) (1905), Lambton Quay.

From 1905-1916 Swan practised on his own account. He is probably best known during this time for a series of major commissions for the Catholic Church, including Sacred Heart Convent, later Erskine College, Taputeranga Island Bay (1906); St Gerard's Church (1908-10); Our Lady of Compassion Convent, Island Bay (1908-1921); Sacred Heart Convent, Whanganui (1911); and, with his brother, St Bede's School, Ōtautahi Christchurch (1919). Swan also designed a number of commercial buildings, including the now demolished National Bank head office (1907) and Clarendon Hotel, Te Whānganui-a-Tara Wellington (1908), now The Glasshouse. One of Swan's best-known domestic designs is his own house, The Moorings, Thorndon (1905), which features imaginative use of nautical motifs. He was a keen sailor and a Commodore of the Port Nicholson Yacht Club.

Swan was first joined in practice by his brother Francis in 1915. Francis Swan (1885-1956) was the second youngest child in the Swan family. The practice was then renamed Swan and Swan. They were soon joined in practice by Charles Lawrence who had previously been in partnership with Francis Penty. Penty and Lawrence, the successor to the well-known practice of Penty and Blake, were designers of Victoria University's Hunter Building (1906).

¹¹² Bargas, "Bill Sutch, in New Zealand History."



Swan, Lawrence and Swan was responsible for the former Home of Compassion Crèche, Buckle St, (1916); the library wing of the Hunter Building (1918) and the Physics Wing (1920) at Victoria University. With William Gray Young, Swan also designed , the Wellington Technical School (1919) (now Wellington High School) and, in 1930, the celebrated Erskine College Chapel of the Sacred Heart (1930). John Swan was a director of the Kelburn and Karori Tramway Co. which led to the firm’s commission to make major changes to the cable car Winding House in 1933.

Charles Lawrence died in 1933 and, a year later, John Swan left the practice he established to form Swan and Lavelle with Jim Lavelle, but Swan died in 1936. This firm later became Structon Group. Francis Swan continued Lawrence and Swan, as it became, and then later practised on his own.¹¹³

Christian Julius Toxward (1831-1891)

Christian Toxward was an important Te Whānganui-a-Tara Wellington architect who designed 6 Parliament Street.

Christian Julius Toxvaerd (Toxward) was born in Copenhagen, Denmark. Between 1841 and 1851 he studied at the Kunstakademiet (Academy of Fine Arts) apparently without passing any final examination. Afterwards he emigrated to Australia where he sought gold at Ballarat and other fields. He arrived in Waihōpai Invercargill, Aotearoa New Zealand, about 1861 and was employed by the Southland Provincial Government for a time. By 1866 Christian Toxward had moved to Te Whānganui-a-Tara Wellington. That year he designed St Andrew’s Church, and major additions to St Mary’s Cathedral, making it ‘one of the finest’ ecclesiastical structures of the colony. Shortly afterwards Toxward designed additions to Old St Paul’s Cathedral.

When Toxward arrived, shortly after the 1848 and 1855 earthquakes, Te Whānganui-a-Tara Wellington was a town of small-scale timber buildings. Toxward designed a number of timber buildings including premises for Kirkcaldie and Stains (1868); a synagogue (1869); Wellington College and Grammar School (1868) and Wellington College (1874); a warehouse for Joseph Nathan and Company (1873); the Union Bank of Australia and the Wellington Hospital (1875); the AMP building (1877); a new St Andrew’s Church (1879); and a house for Walter Buller (1883). These have all since been demolished or destroyed by fire.

¹¹³ Wellington City Council, “John Sydney Swan 1874 - 1936.”



Frequent fires of the nineteenth century led to a prohibition on the use of flammable building materials in the new capital city's central business district. In 1875 Toxward designed a three-storey office and warehouse building with a bonded store behind for Jacob Joseph and Company. These two buildings in brick and concrete were important as the first masonry buildings and "the first really substantial business premises" in the capital.

Christian Toxward was a prolific architect and was responsible for the design of at least 230 buildings. Despite leading a busy architectural practice, he also found time to serve as the district grand master of the Freemasons from 1879, a director of several companies, a Justice of the Peace, the Danish Consul in Aotearoa New Zealand, and an artist. He died suddenly in Te Whānganui-a-Tara Wellington on 30 September 1891.

Today little of Toxward's work in Te Whānganui-a-Tara Wellington remains, the most significant being the additions he made to St Paul's Cathedral Church. He is acknowledged, nevertheless, as the first major architect in private practice in Te Whānganui-a-Tara Wellington and the first to build in masonry when Te Whānganui-a-Tara Wellington was otherwise still a city built entirely in timber.¹¹⁴

Richard Tuckwell

Richard Tuckwell was an early owner and occupier of land in present day Ascot Street. He was active in the purchasing and selling of land in the area, and in erecting dwellings to rent.

Richard Tuckwell was born in 1834, in Burford, Oxfordshire to John and Jane Tuckwell. By 1853 he had immigrated to Aotearoa New Zealand and in 1857 married Elizabeth Collier in the Te Awa Kairangi Hutt Valley. They would have 14 children, three of whom did not survive infancy.¹¹⁵

A painter by trade, Richard was in the Kaharore Karori District by 1861.¹¹⁶ As well as his many land investments he was a shareholder in the Grey Dawn Gold Mining Company and the Albion Gold Mining Company.¹¹⁷ During the 1870s and

¹¹⁴ Wellington City Council, "Christian Julius Toxward."

¹¹⁵ Ancestry.com, "Richard Tuckwell."

¹¹⁶ Wellington Independent, "Page 2 Advertisements Column 1," 1861.

¹¹⁷ New Zealand Times, "Page 4 Advertisements Column 3"; Evening Post, "Page 3 Advertisements Column 2," 1869.



early 1880s he was particularly active buying land and buildings, and erecting dwellings to lease, in and around the streets of the Ascot Street Heritage Area.¹¹⁸ By 1871 the family was living in Tinakori Road and Richard was described as a carpenter.¹¹⁹ By the end of the decade, the family were living in Glenbervie Terrace.¹²⁰ Richard must have gathered a good financial base as in 1881 he was described as “retired”.¹²¹

In December 1881 Richard’s son Royal Albert Tuckwell died aged five months. His wife Eliza, aged 44, died six weeks later in February 1882. Richard died four months later in June 1882, aged 48. This no doubt explains why the Tuckwell estate continued to administer his properties until 1897 and 1898, instead of selling them after his death as per the normal state of affairs. Likely the estate was responsible for supporting his eleven young children until the youngest, Valentine (1877-1912) turned 21 in July 1898.¹²²

Physical description

Setting and surrounds

The Ascot Street Heritage Area is part of Thorndon, one of Aotearoa New Zealand’s oldest suburbs. The Heritage Area encompasses approximately 8.5 acres bordered by Ascot Street, Sydney Street West, Hill Street and Tinakori Road. Between these borders the terrain rises steeply and early access to the land was difficult. Despite difficult access, the area is densely built up and the small streets make a tight circuitous route through and around the area. Although it sits on the fringe of the city, it did not attract wealthy residents given the unfavourable terrain and early settlers were of modest means. The Ascot Street Heritage Area contains small workers’ cottages of the 1860s, 1870s and 1880s, as well as dwellings dating to the late nineteenth and early twentieth centuries. While most have been altered for twenty-first century contemporary living, their exteriors remain a testament of how Te Whānganui-a-Tara Wellington’s labouring

¹¹⁸ New Zealand Mail, “Commercial News.”

¹¹⁹ “Wise’s Post Office Directory, 1875-1876”; Evening Post, “Page 3 Advertisements Column 7,” 1871.

¹²⁰ “Wise’s Post Office Directory 1880-1881.”

¹²¹ New Zealand Times, “Page 4 Advertisements Column 3.”

¹²² Ancestry.com, “Richard Tuckwell.”



classes lived. While there are many architectural differences, in general the dwellings provide a remarkably cohesive setting.

The following is a description of the setting and surrounds in each street included within the Heritage Area.¹²³

Ascot Street

Ascot Street remains steep, curving and narrow: it is little more than a metre wide at its narrowest point. There are no footpaths on either side. Although cars park in the street, there is only one garage providing off-street parking, which reinforces the Victorian character of the place. The cottages are squeezed tightly together onto small sections, many at odd angles to the street. They line the street front. Some dwellings are set behind others, while other are high above the street reached by zig-zag paths. There are several cottages that likely date to the 1860s; a mix of one and two-storey cottages dating most likely from the mid-1870s; and a handful from later periods, 1900s, 1920s and 1953. The group of three cottages on the hill incline at 17, 19 and 21 Ascot Street are very good examples of the development of working-class housing. The single-storey cottage at the wedge-shaped junction of Ascot Street and Sydney Street is the most prominent in the townscape, while the Rita Angus Cottage (at 194a Sydney Street West) is so discreetly sited behind houses and trees that it is barely visible from the street. Ascot Street, then, is perhaps one of the most authentic nineteenth century streetscapes in Te Whānganui-a-Tara Wellington, with a high concentration of early working class cottages.

Sydney Street West

The best views of Sydney Street and Ascot Street are from Bowen Street or the Bolton Street Cemetery, where the geographic complexity of the hillside can be understood, and houses not visible from street level can be viewed. Some dwellings at the top of the hill are accessed from Tinakori Road or Glenbervie Terrace.

Sydney Street West gently slopes off in an easterly direction from Bowen Street, where it is lined by early dwellings. It follows parallel to Bowen Street, along the bottom of a small gully, and ends at Ballantrae Place which can only be accessed

¹²³ The following is largely from Wellington City Council's "Ascot Street Heritage Area PFG Summary Report 13112020"



by pedestrians. It divides into two distinct parts: the southern end is lined with early dwellings that seamlessly match the character of Ascot Street. At the northern end are two-storied 'design guide' houses, compatible in scale but not in style to those nearby. A steep, high bank behind these houses rises to Glenbervie Terrace. In the middle of the street, built into the hill underneath Bowen Street is a long row of garages built for residents.

Glenbervie Terrace

Perhaps because it began as a private track, Glenbervie Terrace is an unusual 'loop' street that climbs steeply from the east side of Tinakori Road, runs along a prominent ridge and then turns sharply at its southern end to descend back to Tinakori Road. The two entrances to the road are on either side of the dwelling at 253 Tinakori Road. The Terrace has no footpaths, and while cars can negotiate the northern part of the street to its highest point, the southern third reduces in width to pedestrian access only.

Although the Terrace has several cottages dating from the 1860s/1870s, its character today is dependent on buildings that date to a somewhat later period. These include an interesting juxtaposition of cottages within the loop which date from 1897 (2,4, and 8 Glenbervie Terrace); and a pair of tall narrow houses dating to 1904 (The Moorings) and 1906 (The Wedge). These properties sit beside more recent buildings built on the sites of cottages demolished for motorway improvements, since abandoned. This creates a diverse streetscape but one in which all dwellings have a shared commonality: each are built to make full use of small, awkward, steep and almost unbuildable sites.

Hill Street

Compared to other streets within the Ascot Street Heritage Area, Hill Street is relatively wide, with the luxury of footpaths. It rises gently from Tinakori Road with a small cluster of houses before becoming a motorway overbridge. The Ascot Street Heritage Area takes in only a portion of the eastern end. There are two plastered 1920s buildings on the corner, followed by several large houses on both sides of the street which date to the early 1900s. This section of Hill Street finishes with some modern dwellings built before the motorway overbridge. One of these (100 Hill Street) is an idiosyncratic work of architect Sir Miles Warren, entirely modern yet compatible with its heritage neighbours.

Parliament Street

Parliament Street is a narrow, no exit road that rises steeply from Hill Street. It crests, turns west and then narrows even further. It ends in a modern



development that spills down the hill towards Sydney Street. A row of early cottages on the south side, since demolished, sat high above the street, accessible only by steps.¹²⁴ This small enclave of houses, contiguous with those in Hill Street and backing on to Glenbervie Terrace, forms the northern extremity of the concentration of buildings on the Glenbervie rise. It does include late twentieth/early twenty first buildings, but these do not conflict with the historic character of the area or are discreetly sited.

Proposed Area

The area proposed to be encompassed by Ascot Street Heritage Area is the dwellings within the area bordered by Ascot Street, Sydney Street West, Hill Street and Tinakori Road. Six late twentieth/early twenty first buildings are exempt from the area, although they have been designed to not detract from the character of the Area. The Heritage Area contains those buildings detailed in the 'Buildings or features' section below.

Archaeological sites

The entire Ascot Street Heritage Area is an archaeological site (NZAA R27/270). Most sites are recorded as containing buildings in the pre-1900 Thomas Ward map. Those rare sites not containing structures would still have been sites of human activity given the density of occupation in the area.

¹²⁴ Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."



Buildings or features

This section contains an inventory of all dwellings within the geographical boundary of the Ascot Street Heritage Area. A brief land history of each building is included, and the purpose for which it was used (for example owner/occupier, rental property, boarding house, shop etc.) Modifications are discussed, where known, and the architecture and integrity of the building as it stands today is described.

All images are taken from Google Streetview or supplied by the Wellington City Council. All references to the 1891 Thomas Ward maps refer to the 'Wellington Maps', with the Thomas Ward 1891 survey overlay.¹²⁵

Today the front elevation of the 1890s dwelling appears to be consistent with the original exterior, although completely reclad. The double gable roofline is likely original, although the windows appear to have been replaced in the early decades of the twentieth century. The original footprint of the rear of the property has been altered and it is likely to have been replaced and modernised. The dwelling appears to have lost much of its integrity.

¹²⁵ Wellington City Council, "Wellington Maps."



2 Ascot Street



Following the subdivision of Town Acre 518 in December 1875, Richard Tuckwell purchased Lot 22 (present day 2 and 10 Ascot Street) at the 'right of way' leading from Glenbervie Road (present day Sydney Street West) and joining with Glenbervie Cutting (present day Ascot Street). Tuckwell almost immediately sold the land to John Thwaites who lived at present day 25 Ascot Street (Town Acre 518 Lot 10).¹²⁶ Thwaites did not build on the land before 1891 as Thomas Ward's map shows no structures on site. In 1897 the front half of Lot 22 bordering the 'right of way' was purchased by Harriet Ann Martin (1861-), a 'spinster'.¹²⁷ The 1898-1899 directory records Mrs Jane Martin living on Lot 22 for the first time, indicating there was a dwelling on site by late 1897.¹²⁸ The updated Thomas Ward map recorded two structures on Lot 22.¹²⁹ The dwelling fronting Glenbervie Cutting (present day 2 Ascot Street) was two-storeyed with six rooms. The dwelling was a rental property and Jane Martin was soon replaced by Mrs Jane Cooper (d. 1903), and then Mrs Annie Williams. Harriett appeared to prefer women in her rental property, and the pattern continued through her ownership.¹³⁰ Harriett married Walter Tyrrell in 1901 but continued to own the dwelling until 1926 when she sold the property to Douglas Robertson who lived in the dwelling rather than leasing it.¹³¹

By 1981 the owner, D Loo of City Business Ltd., had stripped the residence to such an extent that the Council considered it dangerous. Some areas had been completely demolished and the proposed renovation works had stalled. Even the timber framing required replacement.¹³² The Building Branch of the Council Works



Department issued a demolition order, but the Council further considered the matter, and the building was retained.

Today the front elevation of the 1890s dwelling appears to be consistent with the original exterior, although completely reclad. The double gable roofline is likely original, although the windows appear to have been replaced in the early decades of the twentieth century. The original footprint of the rear of the property has been altered and it is likely to have been replaced and modernised. The dwelling appears to have lost much of its integrity.

¹²⁶ LINZ, "RT WN7/75."

¹²⁷ LINZ.

¹²⁸ "Wise's Post Office Directory 1898-1899."

¹²⁹ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900," Sheet 14.

¹³⁰ "Wise's Post Office Directory 1910."

¹³¹ "Wise's Post Office Directory 1928"; LINZ, "RT WN88/1."

¹³² Council, "Building: 2 Ascot Street: City Business Ltd."



3 Ascot Street¹³³



Subdivided from Town Acre 518 as Lot 2 DP870, Richard Tuckwell purchased the Lot in 1878. At the time it fronted Glenbervie Road (present day Sydney Street West) and Glenbervie Cutting (present day Ascot Street). Tuckwell had a pattern of purchasing land in the street, building cottages and then leasing them. After Tuckwell's death in 1881, the estate continued to administer the property.¹³⁴

The first evidence of the cottage on site was recorded in Thomas Ward's 1891 survey. It was described as a single-storied cottage, three rooms, and rectangular with a lean-to at the rear. The cottage continued to be leased until 1897. In October of that year a sale of the Tuckwell Estate was held, including "numerous freehold properties accumulated by the late R. Tuckwell...the [auction] room being crowded to the doors. The dispersion of so valuable an estate naturally excited some interest, and the nature of the properties, which in most cases came within the scope of persons of very moderate means tended also to multiply the number of buyers... Lot 2a with a fronting to Glenbervie cutting and cottage of three rooms, fell to Mr F Harrison at £150".¹³⁵ New owner Frank Harrison continued to lease the cottage to various residents until 1918.¹³⁶ It was then purchased by Mary Hibberd who took up residence in the cottage. It remained in the Hibberd family until 1961.¹³⁷

Earlier records relating to additions and alterations were not available, but the cottage appeared to remain largely unmodified until the 1980s. There were various Council-permitted additions and alterations in the early 1980s. In 2009 the rear lean-to was demolished, and a new extension was added including a new laundry,



bathroom and kitchen, which opened up into the existing lounge and living area. A new bay window was added to the front elevation. The alterations and additions were designed by Bell Kelly Beaumont Team Architecture Ltd.

The existing weatherboard cottage, likely dates to between 1878 and 1891. A small workers' cottage in design, and residential in scale, the exterior retains its original footprint, aside from the modern additions, and gable roof design. What appears to be the original chimney sits on the north elevation. Architecturally consistent with small 1870s cottages, there is no ornamentation, and the street-facing elevations retain a moderate degree of exterior.

¹³³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹³⁴ LINZ, "RT WN13/119."

¹³⁵ New Zealand Times, "Commercial."

¹³⁶ New Zealand Times; LINZ, "RT WN92/168."

¹³⁷ LINZ, "RT WN92/168."



4 Ascot Street¹³⁸



In 1876, following the subdivision of Town Acre 518, Amos Goddard (1829-1910) purchased Lot 21 on Glenbervie Cutting (present day Ascot Street).¹³⁹ Goddard was a bookbinder in government service. Goddard was first listed as living at 4 “Glenbervie Terrace” (yet another name for the Cutting) in the 1880-1881 Wise’s Post Office directory, indicating he was living there by at least 1879.¹⁴⁰ The dwelling, then, was likely built between 1876 and 1879. Goddard was known for his involvement with the Taranaki-street Wesleyan Church and the Literary and Debating Society. In 1891 the dwelling was recorded as a small, square, four-roomed cottage. In 1901 Goddard retired from government service and sold his house in Glenbervie Terrace. He returned to his native Yorkshire, where he died in 1910.¹⁴¹ The dwelling passed through a series of private hands and was leased as a rental property.¹⁴²

The dwelling likely underwent some alterations in the early decades of the twentieth century, as the windows are casement and awning, rather than double-hung sashes. In 1978 and 1998 the dwelling was altered and added to which saw additions at the rear in the form of a conservatory and a small two-storied addition



on the north corner. By 2016 the interior was in a moderate to poor condition with exposed floorboards and linings.¹⁴³

The original 1870s cottage can still be read in the footprint and character of the dwelling, including the small wooden awning over the front door. It is a simple and plain dwelling, unornamented, apart from brackets underneath the windows and hood above. The single-storey cottage is clad in rusticated weatherboards. The hipped roof is clad in long-run corrugated metal. The casement windows with fanlights reference a later bungalow style. The front door features two glazed panels. The brick chimney has a stainless steel cowl.

¹³⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹³⁹ LINZ, "RT WN71/6."

¹⁴⁰ "Wise's Post Office Directory 1880-1881."

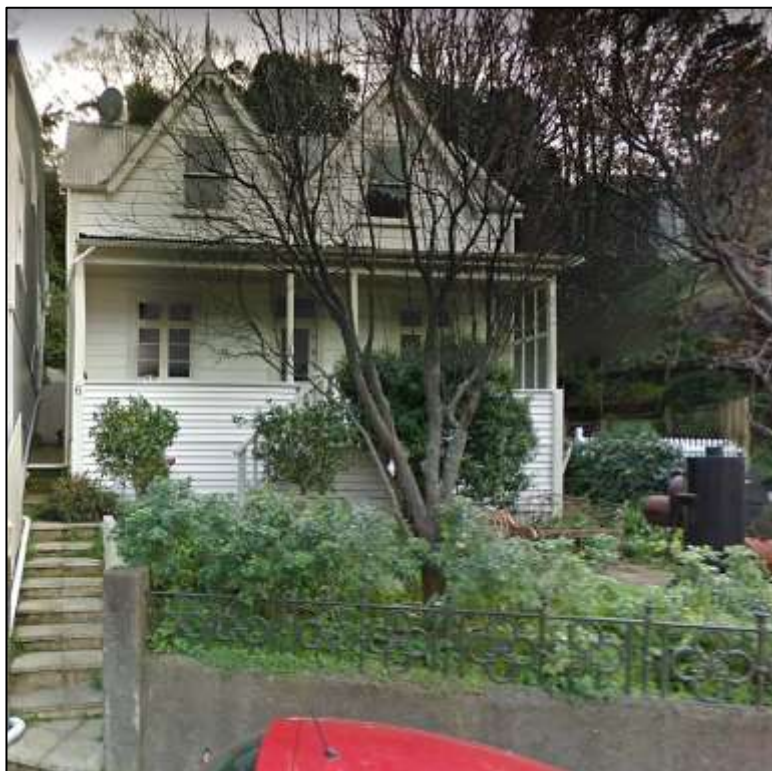
¹⁴¹ LINZ, "RT WN7/71"; Evening Post, "A Worthy Object."

¹⁴² Evening Post, "A Worthy Object."

¹⁴³ Homes.co.nz, "19 Ascot Street, Thorndon, Wellington."



6 Ascot Street ¹⁴⁴



In February 1876 Thomas Wray Hall (1842-1913), junior, purchased Town Acre 518 Lot 20, on Glenberrie Cutting (present-day Ascot Street).¹⁴⁵ Hall, a bookbinder by trade, also owned land in Glenberrie Terrace (present day 27 and 29 Ascot Street) from 1868. He is first recorded as living in Sydney Street (the previous road name for this part of Ascot Street) in July 1871, although the use of road names in this area were inconsistent at the time.¹⁴⁶ From at least the mid-1870s the Glenberrie Terrace site was occupied by Thomas' father, also Thomas Wray Hall and also a bookbinder.¹⁴⁷ Hall is recorded in the 1878-1879 Wise's Post Office directory as residing on Lot 20, indicating he was living in a dwelling on the site by 1877 at the latest. For the next thirty-five years it was home to Thomas, wife Emma and their family of six children, including Sarah Julia (b.1872) and Alfred John (b.1873). It is not until 1891 that the house is described as two-storied with six rooms.

Emma died in 1912 and Hall remained in the dwelling until his death in 1913. The dwelling transferred to their daughter Sarah and William Bramley, perhaps a grandson. Sarah and her brother Alfred continued to live in the family home, where Sarah died in 1930. The estate was transferred to the sole ownership of William as the survivor and the house was rented out. In 1952 the estate was transferred to



Alfred John Hall (b.1915), and in 1953 the house finally moved from family ownership.¹⁴⁸

In 1953, as soon as the dwelling was sold, the new owner built a retaining wall. In 1955 unspecified alterations were also made to the dwelling. In 1960 a garage was added at the rear of the property. In 1973 the dwelling was repiled and in 1975 further unspecified alterations were made. The most recent internal alterations were carried out to the bathroom in 2005.

This two-storied weatherboard dwelling, likely built in the early to mid-1870s, has a gable roof, with double gables on the front elevations. The corrugated metal roof is steeply pitched, with gabled ends and finials. The dwelling is symmetrical with plain lapped weatherboards and corner boards. The front elevation includes a straight roof verandah with plain square section posts. Stairs lead up to the verandah and front door, the upper half of which is glazed with a fanlight above. The verandah is infilled on one side and glazed on the other. An image from 1929 shows this verandah to be a modern addition, as originally there was a simple wooden awning over the front door.¹⁴⁹ The upper level has double-hung sliding sash windows on the primary elevation within the gable ends. The ground floor has casement windows with transoms and fanlights over. The exterior retains a high degree of authenticity.¹⁵⁰

¹⁴⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁴⁵ LINZ, "RT WN7/75."

¹⁴⁶ Evening Post, "Page 3 Advertisements Column 7," 1871.

¹⁴⁷ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

¹⁴⁸ LINZ, "RT WN7/75."

¹⁴⁹ Barker, "Houses in Ascot Street."

¹⁵⁰ "6 Ascot Street, Thorndon"; Homes.co.nz, "19 Ascot Street, Thorndon, Wellington."



7 Ascot Street¹⁵¹



Present day 7 Ascot Street was built on Lot 3, subdivided from Town Acre 518, on Glenbervie Terrace.¹⁵² In 1878 the Lot was purchased by Peter Skerrett.¹⁵³ Skerrett was the crier or usher of the Supreme Court and later a solicitor.¹⁵⁴ He did not reside in the Glenbervie Cutting and the land served as an investment. In June 1889 Skerrett sold part of Lot 3 to Mary White but retained the portion fronting Glenbervie Cutting (Ascot Street).

The first evidence of dwellings on site were recorded in Thomas Ward's 1891 survey, with two cottages recorded at present day 7 Ascot Street. Both were two rooms, single-storey, and rectangular with a lean-to at the rear. Skerrett retained ownership, leasing the cottages until 1893. He then transferred the property to Catherine Williams as a life estate.¹⁵⁵ Catherine was married to John Williams and was likely related to Skerrett. The Williams lived in Pita Rua Street and the cottages in Glenbervie Cutting continued to be leased.¹⁵⁶ Catherine died in 1922 and the Public Trustee, as administrator, sold the property to Florence Emma Louise Hibberd, married to William R. Hibberd, likely a relative of Mary Hibberd who lived at 6 Ascot Street.¹⁵⁷ The Hibberds took out a mortgage in 1922 and Post Office directories show them living next door in 1923. It is likely that the two cottages at 7 Ascot Street were combined to form one dwelling during these years. The footprint of the extant house occupies that of the earlier cottages with a narrow addition that joins the two. The Hibberds lived in the dwelling until 1957.¹⁵⁸



In 1979, then-owner J. Williams, applied for additional drainage connections indicating alterations and perhaps additions to the kitchen or bathroom areas. The dwelling was repiled in 1980 and an inbuilt fireplace was added in 1996. In 2003 a portion of the front elevation and the bay window was reinstated. The exterior today is consistent with a 1920s bungalow and belies the dwelling's history as a combination of two cottages, likely built in the late 1870s. The weatherboard residential-scaled dwelling is single-storied with a gabled roof. The front door is placed unusually on an angle; made necessary by joining the existing cottages together. The degree of integrity, on the exterior of the original cottages is low, but the authenticity of the early 1920s additions and alterations is high.¹⁵⁹

¹⁵¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁵² LINZ, "RT WN7/156."

¹⁵³ LINZ, "RT WN13/118."

¹⁵⁴ Evening Post, "Russia on War Footing."

¹⁵⁵ LINZ, "RT WN13/118."

¹⁵⁶ "Wise's Post Office Directory 1894-1895."

¹⁵⁷ LINZ, "RT WN287/141."

¹⁵⁸ LINZ.

¹⁵⁹ Propertyvalue, "7 Ascot Street."



8 Ascot Street¹⁶⁰



The dwelling at 8 Ascot Street stands on Lot 19 of Town Acre 518.¹⁶¹ William John Brown purchased Town Acre 518 in 1874.¹⁶² In 1875 the acre was subdivided and in April 1877 Patrick Thomas Redmond, storekeeper, purchased Lot 19.¹⁶³ There may have already been a cottage on site since Thomas Redmond (as he was more commonly known) appeared on the site in the 1878-1879 Wise's Post Office directories—the information for which was likely gathered by October 1877. The last two of Thomas and Mary's eight children would be born there.

By 1890 Thomas Redmond was a government messenger.¹⁶⁴ The family's dwelling was recorded in Thomas Ward's 1891 survey as two-storied with five rooms. It had an iron roof and a verandah on the front elevation facing Glenberrie Terrace (present-day Ascot Street). The footprint remained unchanged in Thomas Ward's c.1892-1900 survey map.¹⁶⁵

The dwelling appears to have undergone a number of early additions including the enclosure of the front verandah. In 1930 the existing bathroom lean-to was extended. In 1944 and 1948 work was carried out on retaining walls. In 1976 there were additions and alterations and again in the mid-1990s. These additions likely enclosed the dwelling's somewhat eclectic footprint, inserting sections to create a more square, symmetrical dwelling.



Today the house is a compilation of early and modern sections. The verandah has been enclosed and its original layout is unreadable. Windows are double-hung sashes and some simple moulded ornamentation sits under the windows on the front elevation, which include a window of coloured glass. Corbels support the eaves of the corrugated iron roof. The original 1870s cottage still likely makes up part of the dwelling, although this cannot be ascertained without a detailed examination. Much of the detailing appears to date to the 1930s including the windows and pitch of the roof. The dwelling still retains a moderate degree of integrity on the exterior.¹⁶⁶

¹⁶⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁶¹ LINZ, "DP 32, Wellington Land District."

¹⁶² LINZ, "RT WN3/94."

¹⁶³ LINZ, "RT WN9/216."

¹⁶⁴ Evening Post, "The Marine Certificate Enquiry."

¹⁶⁵ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900," sheet 21.

¹⁶⁶ Homes.co.nz, "19 Ascot Street, Thorndon, Wellington."



10 Ascot Street¹⁶⁷



Following the subdivision of Town Acre 518, Richard Tuckwell purchased Lot 22 (present day 2 and 10 Ascot Street) in 1876. Tuckwell almost immediately sold the land to John Thwaites who lived at 25 Ascot Street (Town Acre 518, Lot 10).¹⁶⁸ According to Thomas Ward's 1891 map no structures were built on the site. In 1897 the front half of Lot 22 bordering Sydney Street Cutting (Ascot Street), was purchased by Harriett Ann Martin.¹⁶⁹ The rear portion of Lot 2, which backed onto a right of way, was retained by Thwaites. In 1899 he took out a mortgage on the land, perhaps indicating he was building a house on site. Certainly by 1900, when Thomas Ward's c.1892-1900 map was updated, there was a five-roomed residence on site with two small outbuildings at the rear. Thwaites leased out the dwelling, continuing to live at 25 Ascot Street until his death in 1900. His estate continued to rent out the property until 1911 when it was sold to Margaret McCall. It continued to be leased as a rental property for a number of years.

In 1979 the dwelling underwent several changes, including a narrow two-storied addition built at the rear of the house to accommodate a bedroom and to make alterations to the laundry. In 1999 new windows were installed. That same year Part of Lot 22 and Lot 23 were subdivided, with the result that 10 Ascot Street gained, from Lot 23, a garden on its northeast elevation and access from the right of way to the house.¹⁷⁰



Today the house is almost completely obscured from the street. Aerial imagery and comparisons with Thomas Ward's survey maps indicate the dwelling retains its original footprint with modern additions. The original verandah remains, as does the gable roof. The weatherboard clad exterior also appears consistent with an 1890s dwelling.

¹⁶⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁶⁸ LINZ, "RT WN7/75."

¹⁶⁹ LINZ.

¹⁷⁰ LINZ, "DP 89008, Wellington Land District."



11 Ascot Street/212 Sydney Street West¹⁷¹



The first record of title for Lot 5, which was subdivided from Town Acre 518 in 1876 was granted to Richard Leaman, a builder.¹⁷² Lot 5 was triangular in shape and had a wide frontage to Glenbervie Road (present day 212 Sydney Street West) and a narrow access to the Glenbervie Cutting (11 Ascot Street). Leaman was a resident of “Upper Sydney Street” by 1877 and it is likely he resided on present day 212 Sydney Street West. As a builder, he may have erected the dwelling. He may also have fancied himself something of an architect, as in May 1877 he advertised for tenders to build a cottage in Cambridge Terrace; plans and specifications could be seen at Leaman’s Upper Sydney Street.¹⁷³ It is also possible that Lot 5 was home to a dwelling and a builder’s yard.¹⁷⁴ In August 1880, just after Lot 5 was sold to Peter Cooper McEwen, “Leaman & Farley, Builders” advertised that they had removed from their “late premises, top of Sydney Street” to new premises in lower Sydney Street.¹⁷⁵

McEwen was a baker, and by 1882 he had leased the cottage to John O’Neill, a gardener. A Miss O’Neill, dressmaker, also lived at the property.¹⁷⁶ By 1896 John had died and Annie (Mary Ann) O’Neill, his widow, was living in the Glenbervie Cutting (Ascot Street) house.¹⁷⁷ The dwelling was recorded in 1891 as two-storied, with six rooms, and a verandah at the rear of the dwelling which looked out on the large back garden. It was oriented to Sydney Street, and the rear of the house looked towards present day Ascot Street. In 1893 Annie purchased the property



and continued to live in it until her death in 1906, aged 68. The residence remained in her estate and was leased. In 1913 the dwelling was purchased by Emma Hill, wife of Lionel Hill a bricklayer. The Hills lived in the cottage, which now had the street address 11 Glenbervie Terrace.¹⁷⁸ In 1927 the Hills sold the property and it continued to pass through various private hands.

The dwelling at 11 Ascot Street saw a number of modifications during the twentieth century, beginning in 1943 with a porch addition. In 1950 the dwelling was converted to two flats.¹⁷⁹ In the early 1960s there were additions to both flats, extending the house into the rear of the section. In 1977 the home was repiled. In 1980, 1993 and again in 2013, there were more unspecified additions and alterations.

The dwelling at 11 Ascot Street is today largely hidden from street view by greenery and the sloping site. The 1891 description indicates the dwelling was relatively large for a cottage likely built around 1876. The two-storied dwelling has a corrugated metal, gable roof. It is a simple rectangular shape, clad in plain weatherboard with corner boards. An ornamental barge board faces Sydney Street West. There are a variety of sash window styles. Some casement windows sit at the lower level, and some windows have ornamental mouldings below the sill. The original dwelling remains a prominent feature surrounded by subsequent alterations and additions.

¹⁷¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁷² LINZ, "DP 32, Wellington Land District"; LINZ, "RT WN21/146."

¹⁷³ Evening Post, "Page 3 Advertisements Column 1," 1877.

¹⁷⁴ Evening Post, "Page 3 Advertisements Column 7," 1880.

¹⁷⁵ Evening Post.

¹⁷⁶ "Wise's Post Office Directory, 1883-1884."

¹⁷⁷ "Wise's Post Office Directory 1887-1888"; LINZ, "RT WN21/146."

¹⁷⁸ "Wise's Post Office Directory 1916."

¹⁷⁹ Wellington City Council, "Convert to Flats. Builder C.R. Norton."



15 Ascot Street¹⁸⁰



Lot 6, subdivided from Town Acre 518, was one of three lots purchased by Alexander McMillan in 1876. Almost immediately, McMillan sold Lot 6 to Stephen Judd.¹⁸¹ Thomas Ward's 1891 survey recorded a T-shaped, six-roomed dwelling house facing Glenbervie Terrace (currently Sydney Street West). This dwelling no longer remains. Lot 6 also had rear access from the right of way Glenbervie Cutting (Ascot Street).

The land remained in Judd family hands until 1924 when it was sold to James Lawrence Stormant.¹⁸² In 1931 W Stormant [sic] applied to the Council to lay drainage connections to the right of way/Glenbervie Cutting facing portion of Lot 6 and the house constructed represents the architectural trends at the time. By 1932 James Stormant was living at present-day 15 Ascot Street.¹⁸³

In 1942 Stormant died. The property was then administered by the Public Trustee until 1960 when it was purchased by Sue Power, a fruiterer, who retained it until her death in 1991.¹⁸⁴ By 2020 it was still owned by the Power family and leased as a rental property consisting of four double bedrooms and one single.¹⁸⁵ The interior was updated in the kitchen and bathroom areas, but no other Council-permitted additions or alterations appear to have been undertaken.

15 Ascot Street is a c.1931 bungalow and was constructed at least 50 years after most of the other dwellings in the street. The rectangular weatherboard bungalow has a symmetrical front elevation with central front door and a shallow bay window on each side. The boxed casement windows and the door have hoods at street



elevation. The fanlights are ornamental Art Deco styled leadlights. The corrugated metal roof has a shallow pitched gable end facing the street. A row of projecting blocks sits below the flared gable end base. The dwelling retains a high degree of integrity, particularly on the exterior and contributes to the character of the street.

¹⁸⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁸¹ LINZ, "RT WN7/222."

¹⁸² LINZ, "RT WN7/72."

¹⁸³ "Wise's Post Office Directory 1933."

¹⁸⁴ LINZ, "RT WN39D/881."

¹⁸⁵ Wah, "15 Ascot Street, Thorndon."



17 Ascot Street¹⁸⁶



Lot 7, subdivided from Town Acre 518, was one of three lots purchased by Alexander McMillan in 1876. Like Lot 6 (15 Ascot Street) Lot 7 was almost immediately sold to Stephen Judd.¹⁸⁷ Judd was a carpenter by trade.¹⁸⁸ By 1877 there was a dwelling on the site of present day 17 Ascot Street, which Judd lived in.¹⁸⁹ The dwelling is one of three which are almost replicas of each other (19 and 21 Ascot Street). It is possible they were built as speculative houses and sold in 1877.

The dwelling was recorded in Thomas Ward's 1891 survey as two-storied and containing five rooms. Stephen Judd had moved from Glenberrie Terrace (17 Ascot Street) by 1891 and the house was leased.¹⁹⁰

The residence remained in Judd family hands for almost fifty years. In 1925 William Stephen Judd sold 17 Ascot Street to Thomas Duignan.¹⁹¹ The Duignan family owned several investment properties in the surrounding streets. Thomas and his wife Frances owned the dwelling until 1985, when the estate passed to their daughter Frances Mary. She owned it until her death in 2005, but the house remained in Duignan family hands and was used by the Duignan children as university accommodation. It was finally sold from out of the family in 2020.¹⁹²



In 1927 the separate wash house at the rear was rebuilt, but there were few Council-permitted modifications until 1951, when unspecified additions were made to the dwelling. In 1983 an addition was built linking the kitchen at the rear of the cottage to the laundry, bathroom and toilet which were in the separate outbuilding. The addition and alterations were carried out by contractor W Duignan. In 2011 R & D Architects undertook a project to renovate the kitchen, bathroom and laundry area, which included lowering of the floor level.

17, 19 and 21 Ascot Street are a group of identical houses, which together form a particularly significant contribution to the streetscape. 17 is a simple two-storey rectangular plan cottage with street-facing rusticated weatherboards and lapped plain boards on the sides, finished with corner boards. The bargeboard includes a simple trefoil decoration. The gable roof is corrugated metal, and the brick chimney has been reduced in height. The fence is brick plinth and post with a metal rail fence.

¹⁸⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁸⁷ LINZ, "RT WN7/222."

¹⁸⁸ "Wise's Post Office Directory 1885-1886."

¹⁸⁹ "Wise's Post Office Directory, 1878-1879."

¹⁹⁰ "Wise's Post Office Directory, 1892-1893."

¹⁹¹ LINZ, "RT WN8/29."

¹⁹² LINZ; Klein-Nixon, "Family Parts with Classic Colonial Cottage after Almost 100 Years."



18 Ascot Street¹⁹³



The dwelling at 18 Ascot Street sits on Lot 17, originally part of Town Acre 518. William Henry Diamond purchased Lot 17 in 1876. Diamond purchased the land for a family home. He had married Adelaide Elizabeth Daniel (1852-1929) in 1869 at St Paul's Cathedral.¹⁹⁴ The couple would have seven children over the next ten years. In 1874 William, a publican, was declared bankrupt, despite having fled to Blenheim to escape his Wellington creditors.¹⁹⁵ His insolvency did not appear to restrict his ability to purchase another licence and by 1876 the family were living at the Rutland Hotel in Tinakori Road. By 1878 William was a butcher and in 1880 the electoral roll recorded him as a carpenter.¹⁹⁶

The first reference to the cottage is in 1882 when William transferred the Glenbervie Terrace property to Adelaide "for her separate use". Either William feared bankruptcy, or the couple had separated. In 1884 William died, aged 39.

In 1886 Adelaide married John Butler Carruthers and they had at least three more children.¹⁹⁷ Despite her marriage, Adelaide continued to own the property, on which she had various mortgages. In 1891 the dwelling was recorded as a five-roomed structure, single-storied, with a verandah overlooking the right of way off Ascot Street. A long rectangular outbuilding sat on the north-eastern elevation.

Adelaide retained ownership until her death in 1929. Even then, she did not leave her property to her husband John but to her 'spinster' daughters Adelaide and Florence Carruthers (1897-). John continued to live at Ascot Street with his daughters, until his death in September 1936. Daughter Adelaide died in December



1936. Florence married Royce Scott in 1937, although she continued to retain ownership of the property, like her mother before her. It was not until 1981 that the house moved out of family hands.¹⁹⁸

The verandah of the original cottage has now been enclosed, possibly around 1956 when additions and alterations were made. The original five-roomed cottage remains behind this alteration and the original outbuilding also remains in situ. In 1993 the bathroom and laundry were altered and in 1996 there were more additions, likely at the rear where skylights are apparent in the roof. Today the house is largely obscured.

¹⁹³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

¹⁹⁴ Wellington Independent, "Married."

¹⁹⁵ New Zealand Times, "Page 3 Advertisements Column 1"; New Zealand Times, "Page 3 Advertisements Column 2," 1874.

¹⁹⁶ Evening Post, "Page 3 Advertisements Column 6," 1878.

¹⁹⁷ Registrar General, "New Zealand Births, Deaths and Marriages."

¹⁹⁸ LINZ, "WN7/215"; Greenleaf, "William Henry Diamond."



19 Ascot Street¹⁹⁹



Lot 8 was purchased by Alexander McMillan in 1876 after the subdivision of Town Acre 518.²⁰⁰ Along with Lot 9 it was almost immediately sold to John Kilmister.²⁰¹ Given that the dwelling on Lot 8 is almost a replica of present day 17 and 21 Ascot Street it is likely they were built as speculative houses around the same time. As the dwelling on Lot 7 (17 Ascot Street) was sold in 1877 and immediately lived in, this suggests the dwellings were built in 1876 to 1877 by or for John Kilmister. Kilmister rented out the dwelling and in 1891 it was recorded as a two-storied five-roomed dwelling with a lean-to at the rear; identical in footprint to 17 and 19 Ascot Street. There was also a small outbuilding towards the rear of the section.

In 1899 Mrs Lucy Gardiner, a widow who had lived in Sydney Street for some years, purchased part of Lot 8 from John Kilmister, her father. Lucy Kilmister married Henry Herbert Gardiner in 1851.²⁰² Lot 8 covered both 19 and 21 Ascot Street and it is unclear which house she purchased - although records of title indicate it was probably 19 Ascot Street.²⁰³ Directories also showed Lucy living at 90 Glenbervie Cutting which becomes 19 Glenbervie Crescent (or Ascot Street), when the street numbers changed.

Kilmister died in 1904 and Lucy purchased the rest of Lot 8 and Lot 9 (present day 23 Ascot Street).²⁰⁴ She lived in one of the houses until around 1910 and rented out



the other two. After her death in 1922, aged 88, the three houses were purchased by Thomas Duignan as rental properties. He held 19 Ascot Street until 1951 after which time it passed through various private hands.²⁰⁵

Between 1978 and 1981 various unspecified additions and alterations were made to the dwelling. These were likely at the rear of the dwelling and given the changes to drainage, the kitchen and/or bathroom were likely remodelled. The footprint of the dwelling is remarkably consistent with Thomas Ward's 1891 survey. It is a simple two-storey rectangular plan cottage, clad in rusticated weatherboard facing the street and plain lapped board on the sides, completed by corner boards. The gable roof is corrugated metal, and the bargeboard includes a simple trefoil. A single opening sash window sits in the gable end and a triple faceted bay window is on the front elevation at ground level. The side windows are casement. The bay window on the street facing elevation is a later addition but the sashes are double-hung, as is the original window above. The fence is cast iron on a rendered plinth. The exterior still retains a high degree of integrity. Together with 17 and 21 Ascot Street, 19 forms a charming and rare group of mid to late 1870s dwellings that provide a significant contribution to the streetscape.

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¹⁹⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁰⁰ LINZ, "RT WN7/222."

²⁰¹ LINZ, "RT WN8/30."

²⁰² Wellington Independent, "Shipping Intelligence."

²⁰³ LINZ, "RT WN8/30"; LINZ, "RT WN138/122."

²⁰⁴ LINZ, "RT WN8/30."

²⁰⁵ "Wellington Electoral Roll"; LINZ, "RT WN138/122"; LINZ, "RT WN102/54"; LINZ, "RT WN8/30."



20 Ascot Street²⁰⁶



20 Ascot Street sits on Lot 18 which was subdivided in 1875 from Town Acre 518.²⁰⁷ The land was purchased in 1876 by George Judd, brother of Stephen.²⁰⁸ George, born 1835, arrived in Te Whānganui-a-Tara Wellington in 1840 with his parents on the ship *Martha Ridgeway*. After joining the gold rush in Otago and building bridges in Murihiku Southland, he returned to Te Whānganui-a-Tara Wellington in 1868.²⁰⁹ That same year he married Mary Kilmister, daughter of John Kilmister and sister of Lucy. By 1875 he was a brewer for Staples Brewery, where he worked for twenty years.²¹⁰ The family were living in Tinakori Road until 1876 when he purchased Lot 18, at the end of the right of way off Glenbervie Terrace (present day Ascot Street). It is not clear whether the cottage was already on the site but by late 1877 the family were living at Glenbervie Terrace.²¹¹ Thomas Ward's 1891 survey described the house as a six-roomed, single-storied residence with verandah, with a narrow rectangular lean-to at the rear and a small outbuilding at the back of the section.

Around 1906 George Judd, a carpenter, moved to Te Awakairangi ki Tai Lower Hutt and rented out the house on Lot 18.²¹² The Judds remained in Te Awakairangi ki Tai Lower Hutt where Mary died in 1930. By 1934 George was Te Whānganui-a-Tara Wellington's oldest surviving early settler and described as still "hale and hearty".²¹³ He died in late 1934. The house at 20 Ascot Street remained in family hands until 1947.



A 1929 photograph indicates the cottage remained largely unchanged on the exterior from the recorded in 1891.²¹⁴ Unspecified alterations were undertaken in 1956 and a retaining wall was built. Further alterations and additions were undertaken in 1981, although aerial imagery indicates the footprint of the dwelling appears largely unaltered from an earlier perspective. The house is completely obscured from the street.

²⁰⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁰⁷ LINZ, "DP 32, Wellington Land District."

²⁰⁸ LINZ, "RT WN8/60."

²⁰⁹ Christ Church TAITĀ, "Judd, George."

²¹⁰ "Wise's Post Office Directory, 1875-1876"; Christ Church TAITĀ, "Judd, George."

²¹¹ "Wise's Post Office Directory, 1878-1879."

²¹² "Wise's Post Office Directory 1907."

²¹³ Christ Church TAITĀ, "Judd, George."

²¹⁴ Barker, "Houses in Ascot Street."



21 Ascot Street²¹⁵



Lot 8 was one of several adjacent lots purchased by Alexander McMillan in 1876 after the subdivision of Town Acre 518.²¹⁶ Lot 8 (present day 19 and 21 Ascot Street) it was almost immediately sold to John Kilmister.²¹⁷ The neighbouring section, Lot 7 (present day 17 Ascot Street), was sold to Stephen Judd, a carpenter, who was living on Lot 7 by 1877.²¹⁸ Given that the dwelling on Lot 8 is almost a replica of present day 17 and 19 Ascot Street it is likely they were built as speculative houses around the same time. As the dwelling on Lot 7 (17 Ascot Street) was sold in 1877 and immediately lived in, this suggests the dwellings were built in 1876 to 1877 by or for John Kilmister.

Kilmister rented out the dwellings at 19 and 21 Ascot Street. Thomas Ward's 1891 survey recorded the dwelling as two-storied with five rooms and a lean-to at the rear, identical in footprint to 17 and 19 Ascot Street. In 1899 Mrs Lucy Gardiner purchased part of Lot 8 (19 and 21 Ascot Street) from John Kilmister. It is unclear which house she purchased on Lot 8 although records indicate it was probably 19 Ascot Street.²¹⁹ Kilmister probably retained 21 Ascot Street until his death in 1904. Lucy then purchased the remainder of Lot 9, 23 Ascot Street.²²⁰ She lived in one of



the houses until around 1910 and rented out the other two. After her death in 1922, aged 88, the house was purchased by Thomas Duignan whose family owned a number of investment properties in the surrounding streets. After 1928, the dwelling passed through various private hands.²²¹

Only one Council-permitted modification has taken place to the dwelling at 21 Ascot Street. In 1978 work was undertaken on drainage connections between 19 and 21 Ascot Street, which may have been related to kitchen and/or bathroom upgrades.²²² Today, the footprint of the dwelling and the outbuilding at the rear of the section are remarkably consistent with Thomas Ward's 1891 survey plan. It is a simple two-storey rectangular plan cottage, clad in rusticated weatherboard facing the street and plain lapped board on the sides, completed by corner board. The gable roof is corrugated metal, and the bargeboard includes a simple trefoil. A single opening sash window sits in the gable end and a triple faceted bay window is on the front elevation at ground level. The bay window is a later modification, where the original windows appear to have been pulled forward from flush. The sashes are double-hung, as is the original window above. The side windows are casement. The fence has brick plinths with a metal rail fence. The exterior still retains a high degree of integrity. The three houses form a group of mid to late 1870s dwellings that provide a significant contribution to the streetscape.

²¹⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²¹⁶ LINZ, "RT WN7/222."

²¹⁷ LINZ, "RT WN8/30."

²¹⁸ LINZ, "RT WN7/222."

²¹⁹ LINZ, "RT WN8/30"; LINZ, "RT WN138/122."

²²⁰ LINZ, "RT WN8/30."

²²¹ "Wellington Electoral Roll"; LINZ, "RT WN138/122"; LINZ, "RT WN102/54"; LINZ, "RT WN8/30."

²²² Harcourts, "Thorndon, 21 Ascot Street WL25517."



22 and 24 Ascot Street²²³



The dwelling now occupying 22 Ascot Street, the larger site of which includes 24 Ascot Street, was originally part of Town Acre 518. It was subdivided into Lots 11 to 16 and purchased by Edwin Daniel Daniels in 1889 from Charles Gillespie.²²⁴ Daniels lived on Lot 14, at 275 Tinakori Street (present day Lot 1 DP 12094, 24a and 24B Ascot Street) and Lots 11 to 16 formed part of the garden. No structures were noted on the site in Thomas Ward's 1891 survey and Wellington City Council's 1937 house survey similarly records no structures on the site.²²⁵

The following is taken from Heritage New Zealand Pouhere Taonga's List entry for Lilburn House, 22 Ascot Street.

Lilburn House, at 22 Ascot Street in Thorndon, Wellington, has historical significance as the home and haven of celebrated Aotearoa New Zealand composer Douglas Gordon Lilburn (1915-2001). It possesses architectural significance as an early intact house designed to Modernist principles. Lilburn's employment by the Music Department of Victoria University College in 1949 prompted his relocation from Te Wai Pounamu South Island to Te Whānganui-a-Tara Wellington. After living at a number of places unsuited to his temperament and needs as a composer, Lilburn purchased 22 Ascot Street, where he remained until his death in 2001. The house provided the peace and quiet Lilburn considered to be a "rare and essential condition" for his happiness and well-being.



The house was designed in 1951 by Austrian refugee Frederick Herz Schwarzkopf (1888-1961) who had been commissioned by civil servant Richard Grey Collins to design a dwelling on an empty site at 22 Ascot Street in Thorndon, Te Whānganui-a-Tara Wellington. Completed that same year, the single-storey Modernist house was nestled amidst the surrounding nineteenth century Victorian cottages. It featured a mono-pitch roof with wide overhanging eaves and was distinctively painted black and white. It included three bedrooms and was planned around a central core of utility spaces. In 1959, the growing Collins family sold the house to Lilburn.

Lilburn began pioneering Aotearoa New Zealand compositions of electronic music. It is unclear whether the house at 22 Ascot Street directly inspired his electronic compositions, but Lilburn postulated that environments “impress themselves on our minds in a way that will ultimately give rise to forms of musical expression” Of all his works, it is his electronic works that indicate that nature and the natural environment as a generating source, while Lilburn's biographical notes, which are filled with poems and reflections on the plants and the quality of light in his garden, gives rise to the impression that his garden may have been a key source of inspiration.

Before he died in 2001 Lilburn had proposed that his house be made available to music scholars. In 2005 negotiations with the executors of Lilburn's will allowed the newly formed Lilburn Residence Trust to purchase the property for use as a residence for composers. Since then, the house has bestowed that “rare and essential condition” of peace and privacy upon a new generation of composers and encouraged the tradition of pioneering Aotearoa New Zealand composition founded by Lilburn himself.²²⁶

The house at 22 Ascot Street has architectural merit as a relatively early, and unaltered example of a residence designed according to Modernist principles. Designed by Frederick Schwarzkopf, a contemporary of Ernst Plischke, the house features principles key to Modernism, such as the concern for privacy, the flat roof, the large living room, and the elimination of the separate dining room. The house

²²³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²²⁴ LINZ, “RT WN7/213.”

²²⁵ Wellington City Council, “1937 Housing Survey, Sheet T26”; Wellington City Council, “1937 Housing Survey, Sheet T27.”

²²⁶ Heritage New Zealand Pouhere Taonga, “Lilburn House.”



has been largely unaltered since its construction in 1951, which adds considerably to its architectural importance.²²⁷

²²⁷ Heritage New Zealand Pouhere Taonga.



23 Ascot Street²²⁸



Lots 8 and 9s subdivided from Town Acre 518, were purchased by John Kilmister in 1876. Kilmister was already a resident of the Glenberrie Cutting (present day Ascot Street).²²⁹ The house design on Lot 9 is generally in keeping with those at present 17, 19 and 21 Ascot Street. Thomas Ward recorded the house in his 1891 survey.²³⁰ It was two-storied with six rooms and an outbuilding at the rear of the section. Kilmister leased the property to various individuals.

Kilmister continued to lease the house until his death in 1904. It was purchased, along with the remainder of Lot 8, by his daughter Lucy Gardiner.²³¹ As Lucy probably lived at present-day 19 or 21 Ascot Street, 23 Ascot Street was leased. After her death in 1922, 23 Ascot Street was purchased by Thomas Duignan as an investment property.²³²

There were no Council-permitted modifications to the dwelling at 23 Ascot Street until 1978 when it was repiled. In 1980 there some interior alterations including relocation of two internal doors, replacing some rotten floor and ceiling joists, and replacing a rotten double-hung sash window next to the front door. In 1982 excavations were undertaken below the cottage to provide space for a double bedroom and storage area. There was also a small extension to the rear of the



ground floor to enlarge the bathroom and laundry. A new window was also added to the south gable attic. In 2002 two skylights were installed.

Today the dwelling is a simple two-storey T-plan cottage, with an infilled verandah. The street elevation is clad in rusticated weatherboard and the sides are plan lapped weatherboards and corrugated metal, with corner boards. The gable and valley roof is corrugated metal and the bargeboard includes a simple trefoil design. A single opening sash window sits in the gable end and the side windows are also sash. More recent door styles are at ground level. The fence is brick plinth and post with metal rail fence. The exterior retains a significant degree of integrity.

²²⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²²⁹ LINZ, "RT WN8/30."

²³⁰ Tommy's Real Estate, "23 Ascot Street, Thorndon, Wellington."

²³¹ LINZ, "RT WN8/30"; LINZ, "RT WN138/122."

²³² LINZ, "RT WN138/122."



24A and 24B Ascot Street / 275 Tinakori Road²³³



The dwelling now composed of 24A and 24B Ascot Street, previously 75 Tinakori Road, was originally Lot 14 of Town Acre 517. By 1861 Mr Cattell was owner of the land on which he had taken out a mortgage. Cattell appears to have encountered some financial difficulties and in May 1865 the mortgagers sold part of Town Acre 517 to Edwin Daniel Daniels (sometime Daniel or Daniell).²³⁴ Edwin Daniel Daniels (1841-1929) was a storeman. Born in England, Daniels immigrated to Te Whānganui-a-Tara Wellington in the early 1860s and married Mary Ann Cook in 1864.²³⁵ The Daniels may have moved into a dwelling that was already on site, as Mary Ann died at their residence in Tinakori Road in August 1865.²³⁶ In 1872 Edwin married Alice Grey. The couple would have five children.²³⁷

The property was frequently mortgaged from 1865, including in 1868, 1870, 1875, 1888 and 1896. ²³⁸ It was likely that some of the mortgages were used to make additions and alterations to the family home. In Thomas Ward's 1891 survey the dwelling was recorded as two-storied with eight rooms. It was an unusual footprint with the original square cottage extended in a long rectangle towards the north west. From an aerial view the rectangle was made up of at least two separate



additions, possibly three. The footprint remained unchanged in Thomas Ward's c.1892-1900 survey.²³⁹

Alice Daniels died in 1897 but Edwin remained in the family home. In 1927 the first certificate of title is issued to Daniels.²⁴⁰ After his death in 1929 the land was sold to sisters Gwendoline and Emma Williams.²⁴¹ The dwelling moved through various private hands until 1947 when it was separated into two separate flats.²⁴² The original cottage became 24B Ascot Street and the various pre-1900 additions became 24A Ascot Street.²⁴³

Today the original portion of the dwelling is still visible. Likely dating to the mid-1860s, it appears to have originally been a saltbox cottage with a simple porch. The weatherboard-clad cottage has a modern addition attached at the rear, with the two sections combining to form flat 24B. Flat 24A consists of the various additions made by Daniels to the original cottage by 1891. Another modern addition has been added on the southwest elevation. The dwelling is surrounded by trees on the top of the rise above Ascot Street and is largely invisible to passers-by. For this reason, it is difficult to assess the integrity of the dwelling, but the exterior of the original cottage's front elevation appears intact.

²³³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²³⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²³⁵ Ancestry.com, "Edwin Daniel Daniel."

²³⁶ Evening Post, "Died."

²³⁷ Ancestry.com, "Edwin Daniel Daniel."

²³⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²³⁹ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900," Sheets 12, 13, 19.

²⁴⁰ LINZ, "RT WN340/261."

²⁴¹ LINZ.

²⁴² Wellington City Council, "275 Tinakori Road [24 Ascot Street], Convert to 2 Flats."

²⁴³ LINZ, "DP 49584, Wellington Land District."



25 Ascot Street²⁴⁴



Present day 25 Ascot Street sits on Lot 10 which was part of the original subdivision of Town Acre 518. After the subdivision in 1876, it was purchased by John Thwaites (1847-1900).²⁴⁵ John married Emily Wilton in 1877 and it is likely the house was erected by the time they were married, as John was living in Glenbervie Terrace (present day Ascot Street) by the end of 1877.²⁴⁶ Somewhat unusually for the area, the Thwaites continued to live in the dwelling rather than leasing it, raising their seven children.²⁴⁷ In Thomas Ward's 1891 survey the home was recorded as two-storied with six rooms and a verandah running along its northern elevation looking towards Ascot Street.

John died in 1900 at his residence aged 53.²⁴⁸ Emily continued to live in the family home until 1911 when it was placed on the market, along with Lot 22 (present day 2 Ascot Street) which they owned as an investment property.²⁴⁹ Lot 10 (present day 25 Ascot Street) was purchased by Charles and Anna Maria Kellett, who leased the home. Charles died in 1914 and Anna in 1915. Their son David then moved into 25 Ascot Street.²⁵⁰ The dwelling remained in Kellett family ownership until 1960, after which time it passed through a series of private owners.²⁵¹

In 1933 drainage changes were Council-permitted, indicating additions or alterations to the kitchen and/or bathroom area. It was not until 1994 that additions and alterations were undertaken, although the exact nature of these is unclear. In



2014 a major renovation project was undertaken by JKB Architects.²⁵² Alterations included demolition of the existing first floor or attic rooms and building a new first floor including bedrooms and bathroom. This required the gable roof to be lifted 600mm, and a north and a south dormer added. All new joinery was timber and double glazed, but in the style of the existing windows and doors. The former small attic space now includes a family shower room, study, and two bedrooms.

The exterior of the original 1876/1877 dwelling is much altered. The home is not particularly visible from the street, but it remains an important testament to some of the earliest residences, and one of the longest residents, in and around Ascot Street.

²⁴⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁴⁵ LINZ, "RT WN102/235."

²⁴⁶ "Wise's Post Office Directory, 1878-1879."

²⁴⁷ "Wise's Post Office Directory, 1883-1884."

²⁴⁸ Evening Post, "Page 6 Advertisements Column 1," 1900.

²⁴⁹ Evening Post, "Page 8 Advertisements Column 3," 1911.

²⁵⁰ "Wise's Post Office Directory 1916."

²⁵¹ LINZ, "RT WN102/235."

²⁵² Judi Keith Brown Architects, "25 Ascot Street."



26 Ascot Street²⁵³



The land occupied by 26 Ascot Street was originally part of Lot 14 of Town Acre 516. The history of Lot 14 (recorded under 28 Ascot Street) indicates that the site occupied by 26 Ascot Street was the garden of the Biddles' dwelling at 28 Ascot Street. An 1888 survey plan shows the Biddles resident on Lot 1 of Town Acre 516 which incorporated land now occupied by 28 and 26 Ascot Street.²⁵⁴ Although the plan was produced in 1888, it notes that Lot 1 was actually created in 1884. In 1884 Mary Maher sold the north-eastern half of the Lot to Mr Casey.²⁵⁵ The 1887-1888 directory (the information for which was gathered in 1886) shows new neighbours beside the Biddles, indicating there was a dwelling onsite rented to three gentlemen, none of which were named Casey.²⁵⁶ The original dwelling at 26 Ascot Street dates therefore to 1884-1886.

Thomas Ward's 1891 survey recorded a rectangular, single-storey five-roomed dwelling with a small outbuilding attached. Ward's later 1900 survey plan shows the layout of the dwelling to be unchanged, with a second storey added in the intervening years. From the mid-1890s George Judd and family rented the dwelling.²⁵⁷ In 1907 the first certificate of title was issued to Mary McDonnell, wife of John McDonnell, a tanner. The McDonnell's continued to rent the dwelling, eventually selling it in 1918, from which time it passed through a series of private owners.²⁵⁸



The footprint of the original mid-1880s dwelling appears largely unchanged, although some alterations were made in the early 1980s. In 1981, for example, a bay window was added on the front elevation overlooking Ascot Street. Today 26 Ascot Street is a rectangular dwelling attached to a square lean-to at the rear. It is clad in rusticated weatherboard cladding with corner boards. The hipped room is corrugated metal, with decorative eaves brackets. There is a box bay window on the street elevation. The chimney has been modified. There is also a picket fence on the street.

²⁵³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁵⁴ LINZ, "A944, Wellington Land District."

²⁵⁵ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²⁵⁶ "Wise's Post Office Directory, 1878-1879."

²⁵⁷ "Wise's Post Office Directory, 1899."

²⁵⁸ LINZ, "RT WN157/67."



27 Ascot Street ²⁵⁹



The land on which the dwelling at 27 Ascot Street sits was surveyed as Lot 5, part of Town Acre 516. In 1868 William Pickering sold Part of 516 to Thomas Wray Hall Junior (1842-1913), a bookbinder from England.²⁶⁰ Thomas had immigrated to Te Whānganui-a-Tara Wellington by 1866 when he married Emma Ridler.²⁶¹

In 1870 the Wellington rates book record Thomas Wray Hall, owner and occupier, living in “Glenbervie Terrace” in a house worth £10. Given the various names that were used at the time for present-day Ascot Street, this likely refers to a dwelling on Lot 5. Certainly a £10 property would equate to a small cottage. In Wise’s Post Office directories for 1875-1876 Thomas Jnr had relocated to neighbouring Sydney Street (now 6 Ascot Street) and the small dwelling on Lot 5 was leased to tenants. In Thomas Ward’s 1891 survey the dwelling was recorded as a two-storied, three-roomed cottage with a small outbuilding at the rear.

The cottage was retained by Hall Jnr as a rental property until his death in 1913. The estate administered the cottage until 1917 when it was sold to Arthur Kilmister, who continued to use it as a rental property.²⁶² In 1927 Arthur sold the three-roomed house at 27 Ascot Street, after which time it passed through a variety of private owners.²⁶³

In 1980 the dwelling at 27 Ascot Street was repiled and in 1981 various alterations were carried out by the owner P L Van Mil.²⁶⁴ In 1986 a wardrobe area was added to the upstairs bedroom which jutted out beyond the existing exterior wall. Kitchen and bathroom alterations were also made at the rear of the dwelling.²⁶⁵



Today, the dwelling at 27 Ascot Street is residential in scale, L-shaped and clad in stucco. The north end of the dwelling is two-storied, and the south end including the verandah is single-storied. The modern addition to the rear, containing kitchen and bathroom facilities, is also single-storied. The dwelling faces Ascot Street and is elevated above the level of the road. The dwelling occupies most of the small site. The exterior, excepting the modern addition, appears to have a high degree of exterior integrity.

²⁵⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁶⁰ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 157.

²⁶¹ Plested, "Thomas Wray Hall Jr."

²⁶² LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 157.

²⁶³ LINZ, "RT WN110/127"; LINZ, "RT WN339/245."

²⁶⁴ Ref: 00058-C54055 & 00058-C57439, Wellington City Council Archives.

²⁶⁵ Ref: 00277-6003 (4/109/27), Wellington City Council Archives.



28 Ascot Street²⁶⁶



28 Ascot Street sits on Lot 16 of Town Acre 516. In 1866 William Pickering sold the portion of land on which 28 Ascot Street (and 26 Ascot Street) to Thomas Jones. Jones may have got into financial difficulty, as the Registrar of the Supreme Court awarded the property to Morris Cronin in 1870.²⁶⁷ Cronin may have already been living in the dwelling as a tenant, since rates records recorded him living on the street from 1868. Also, in 1869 Cronin was charged with threatening behaviour against his neighbour, T W Hall who lived at 27 Ascot Street.²⁶⁸ Cronin, then, was a resident of the street before gaining title in 1870.

Cronin was often before the courts and in 1876 was arrested for “a most brutal and violent assault on his wife, Mary”.²⁶⁹ In the court case, Mary “who was fearfully disfigured” continually commented “on the superlative goodness of her husband, who did not reciprocate”.²⁷⁰ Cronin argued his wife had been continually drunk for the last three years and that he owed money “to almost everybody, and all through her: she had ruined him”.²⁷¹

Perhaps not surprisingly, in 1876 a mortgagee sale was held of a “substantial two roomed cottage” situated in the Glenberrie Cutting (present day Ascot Street). It was bounded on the northwest by Cooper’s cottage (Lot 15, 30 Ascot Street) and on the south-east by Town Acre 518, which described the location of present-day 28 Ascot Street.²⁷² The cottage was purchased for £155 by Mary Maher, mother of



Hannah was married to Edward Biddle in 1870.²⁷³ Mary appeared to give her daughter lease of the dwelling, as in 1877 Mrs Biddle advertised two small, unfurnished rooms to let by at the top of Sydney Street; one of the many location descriptions for present day Ascot Street.²⁷⁴ Directories also show the Biddles living in the cottage from at least 1878.²⁷⁵ An 1888 survey plan recorded Edward and Hannah still living at present day 28 Ascot Street. Thomas Ward's 1891 survey recorded a four-roomed, single-storied cottage on present day 28 Ascot Street indicating it has been extended by two rooms between 1879 and 1891.

In 1898 the Biddles moved to Murphy Street and likely rented out the cottage to John Carruthers.²⁷⁶ Edmund Biddle died in 1901. Hannah continued in Murphy Street and rented out the Ascot Street property. After her mother's death in 1905, Hannah gained the first record of title to the property.²⁷⁷ Hannah retained the cottage until 1915 when it was sold to John McDonnell, a Wellington farmer. It then passed through a succession of private owners.²⁷⁸

The cottage was extended on the north-west elevation and an entrance porch added on the front elevation facing Ascot Street. Given the simple aesthetic of the addition it likely dates to the early years of the twentieth century. Between 1950 and 1952 alterations and additions were made to the bathroom.²⁷⁹ In 1976 a crib retaining wall was built, and another in 2011.²⁸⁰ Between 1976 and 1981 a number of additions were made at the rear of the cottage. An addition was designed by G.

²⁶⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁶⁷ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²⁶⁸ Evening Post, "Resident Magistrate's Court," 1869.

²⁶⁹ Evening Post, "Evening Post," 1876.

²⁷⁰ Evening Post, "Resident Magistrate's Court," 1876.

²⁷¹ Evening Post.

²⁷² New Zealand Times, "Page 4 Advertisements Column 2." 26 Ascot Street would later border Town Acre 518 but, at the time of sale, 26 Ascot Street was the garden of 28 Ascot Street.

²⁷³ Evening Post, "Evening Post. Thursday."; Ancestry.com, "Judith Hannah Maher (Meaher)"; LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²⁷⁴ Evening Post, "Page 3 Advertisements Column 7," 1877.

²⁷⁵ "Wise's Post Office Directory, 1878-1879."

²⁷⁶ "Wise's Post Office Directory, 1900"; Evening Post, "Local and General."

²⁷⁷ Evening Post, "Page 1 Advertisements Column 1"; LINZ, "RT WN151/51."

²⁷⁸ LINZ, "RT WN151/51."

²⁷⁹ Wellington City Council, "28 Ascot Street, Bathroom"; Wellington City Council, "28 Ascot Street, Private Drainage Connections."

²⁸⁰ Wellington City Council, "28 Ascot Street, Crib Wall"; Wellington City Council, "28 Ascot Street, Certificate of Acceptance - Two Retaining Walls, One 1 Meter High Replacing Original Wall, One 2 Meters High Retaining Wall at Lower Level."



Moller of Craig, Craig and Moller Architects, which was placed at the rear of the section. A linking structure was built between the rear of the original cottage and the sympathetically designed addition. The north-west elevation was renovated and added to, and a deck was also erected on the north-west side.²⁸¹

Today, the original portion of the dwelling at 28 Ascot Street, which probably dates to c.1868, is a simple two-storey rectangular plan cottage. The cottage is clad in lapped weatherboards as are the lean-to extensions with brick to the rear. The gable roof is clad in corrugated metal and includes dormers and a casement window with small panes in the gable end. There is a single sash window with small panes at ground level. Other windows are double-hung sash. The chimney is brick, and a picket fence runs along the street frontage. The modern addition sits at the back of the site.²⁸²

²⁸¹ Wellington City Council, "Building: 28 Ascot Street"; Wellington City Council, "28 Ascot Street, Dwelling Additions and Alterations, Front Porch."

²⁸² HiAtlas Ltd, "Ascot."



29 Ascot Street²⁸³



The land on which the dwelling at 29 Ascot Street sits was originally part of Lot 6, Town Acre 516. In 1871 William Pickering sold part of Lot 6 (bordering Lot 5) to Thomas Wray Hall Junior (1842-1913), a bookbinder from England.²⁸⁴ Thomas had purchased Lot 5 in 1868.²⁸⁵ Thomas had immigrated to Te Whānganui-a-Tara Wellington by 1866 when he married Emma Ridler.²⁸⁶ By 1868 his father, Thomas Wray Hall Senior (1818-1898), also a bookbinder, had immigrated to Ōtautahi Christchurch but by the mid-1870s he had also moved to Te Whānganui-a-Tara Wellington.²⁸⁷

The 1870 Wellington rates book indicates Hall Jnr was already living in the small cottage, worth £10, at present day 27 Ascot Street. In an 1875 court case Hall Jnr recorded that in the early 1870s he undertook excavations on his land for a house – this likely referred to the dwelling on Lot 6 at present-day 29 Ascot Street.²⁸⁸ By 1874 Hall Snr was living in present-day Ascot Street, likely at number 29.²⁸⁹

In 1881 Hall Snr returned to England and over the next few years, directories showed the dwelling at present day 29 Ascot Street was leased.²⁹⁰ Thomas Ward's 1891 survey recorded a five-roomed dwelling on Lot 6, with a shingle roof.²⁹¹

Hall Snr returned to Te Whānganui-a-Tara Wellington and lived out his final years in present day Ascot Street where he died in 1898.²⁹² In 1900 Hall Jnr had the section surveyed and the five-room dwelling was subdivided as Lot 1 (present day 29 Ascot Street).²⁹³ In 1901 Lot 1 sold to John Kilmister and the dwelling continued to be rented out. The original three-bedroom cottage was retained by Hall Jnr as a rental property until his death in 1913. The estate administered the cottage until 1917



when it was sold to Arthur Kilmister, who continued to use it as a rental property. In 1926 John Kilmister sold the five-roomed house at 29 Ascot Street and in 1927 Arthur sold the three-roomed house at 27 Ascot Street. Both houses continued to pass through various private owners.²⁹⁴

The original five-roomed cottage at 29 Ascot Street has retained a high degree of integrity. There have been no Council-permitted alterations or additions to the house. It is residential scale, two-storied, clad in weatherboards, with two dog-house style dormers in a gable corrugated metal roof. The double-hung sashes are multi-paned.

²⁸³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁸⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 158.

²⁸⁵ LINZ, 157.

²⁸⁶ Plested, "Thomas Wray Hall Jr."

²⁸⁷ Plested, "Thomas Wray Hall."

²⁸⁸ Evening Post, "Resident Magistrate's Court. This Day (Before J. C. Crawford, Esq., R.M.); New Zealand Mail, "Law Intelligence."

²⁸⁹ "Wise's Post Office Directory, 1875-1876."

²⁹⁰ "Wise's Post Office Directory 1887-1888."

²⁹¹ Ward, "Thomas Ward Map," 1892.

²⁹² "Wise's Post Office Directory, 1900"; New Zealand Times, "Page 3 Advertisements Column 2," 1898.

²⁹³ LINZ, "A1188, Wellington Land District."

²⁹⁴ LINZ, "RT WN110/127"; LINZ, "RT WN339/245."



30 Ascot Street²⁹⁵



The following is taken from HNZPT's List entry for "Cooper's Cottage".²⁹⁶

Cooper's Cottage, popularly known as 'Granny Cooper's Cottage', was built by William and Sarah Cooper. The Coopers arrived in Te Whānganui-a-Tara Wellington in 1857 and purchased part of Town Acre 516 in 1864, having already built the cottage. It was their home and was also the site of Sarah Cooper's private school after William Cooper's death in 1866. By the end of the 1870s the neighbourhood had become densely built up with many small workers' cottages like the Coopers'.

Cooper's Cottage originally comprised three rooms: a living room and bedroom with a gable roof facing the street and another room, which contained the kitchen at a right angle facing west with a gable roof. It was clad in plain lapped weatherboards and a shingle roof, which was replaced with corrugated iron by the early 1880s and had double-hung sash windows with multiple panes, a brick chimney, timber-lined ceilings and hardwood floorboards.

Cooper's Cottage was owned by Sarah Cooper until her death in 1898. She left it to close friends the Gillespie family and it was owned by the Arlidge family for much of the twentieth century. Threatened with demolition in the early 1970s, it was purchased by current owners the Thorndon Trust in order to preserve it.



The building has not been significantly altered. In the early 1900s a modest lean-to extension was built on the back of the cottage and a separate outhouse constructed at the rear of the property. The outhouse was converted to living space and connected to the cottage by a glazed passage in 1975, when the Thorndon Trust restored the building. Aside from the passage, Cooper's Cottage retains its early 1900s footprint and the original ca.1863 three-room layout of main building remains in place. Residential in scale, with a gable roof, the simple weatherboard cottage has a remarkably high degree of integrity.

2

²⁹⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁹⁶ Heritage New Zealand Pouhere Taonga, "Cooper's Cottage."



32 Ascot Street²⁹⁷



In 1866 William Pickering sold a narrow portion of Lot 11 on Town Acre 516 to D.J. Fox.²⁹⁸ Fox died in November 1867, although the 1870 rates records show a David Fox living in Glenbervie Terrace in a small cottage worth £8.²⁹⁹ The cottage then, likely dates to c.1866-1870. In 1872 the property sold to a Mr Wilkins, who appears to have rented out the property.³⁰⁰ For example, a William Hunter, labourer, was living in the cottage in the 1870s.³⁰¹

In 1877 the property was purchased by Charles Haggarty Gillespie (1832-1897).³⁰² Born in Scotland, Gillespie immigrated to Te Whānganui-a-Tara Wellington in 1842 with his family. He tried his hand at various occupations, including gold mining in Victoria, but in 1868 had returned to Te Whānganui-a-Tara Wellington as a carpenter. In 1867 he became the proprietor of the Karori Hotel on Tinakori Road. In 1870 he was sufficiently successful to establish and run the Shepherd's Arms Hotel on Tinakori Road, where he lived with his wife and twelve children.³⁰³ He continued to rent out the cottage in Glenbervie Terrace.

Thomas Ward's 1891 survey recorded the property at present day 32 Ascot Street as a square four-roomed cottage with a long rectangular outbuilding at the rear. After Gillespie's death in 1897, the cottage was managed by the estate for several years. In 1909 it was purchased by Charles Monaghan and remained in the Monaghan family until 1936, when it passed into McKittrick family hands.³⁰⁴ After 1947 it passed through a series of private hands.³⁰⁵



Between 1979 and 1981 the dwelling went through a number of alterations and additions. In 2017 the rear addition, likely dating to 1979-1981, was demolished and replaced with a new addition containing a bathroom, laundry and bedroom.³⁰⁶

The original 1860s-1870s exterior is still readable on the ground floor front elevation. A post-1891 addition extended upwards and backwards to include a lean-to. It is now a two-storied, rectangular shaped cottage and is clad in plain lapped weatherboards. The gable roof is clad in corrugated metal, with a sash window in the gable end. A combination of casement and sash windows line the upper level. The doors and windows on the street elevation are new. These windows are casement section with fanlights. The verandah has chamfered edged posts. The modern addition at the rear has been built over the lean-to, obscuring the original roofline.

²⁹⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

²⁹⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

²⁹⁹ LINZ.

³⁰⁰ LINZ.

³⁰¹ "Wise's Post Office Directory, 1878-1879."

³⁰² LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

³⁰³ "Wise's Post Office Directory, 1883-1884"; Ancestry.com, "Charles Haggarty Gillespie."

³⁰⁴ LINZ, "RT WN339/246"; LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

³⁰⁵ LINZ, "RT WN499/4."

³⁰⁶ Wellington City Council, "32 Ascot Street, Demolish Existing Rear Addition, Replacement with New Addition Containing New Bathroom and Laundry Bedroom."



33 Ascot Street³⁰⁷



The site occupied by 33 Ascot Street was on Lot 10, part of Town Acre 516 purchased by Richard Tuckwell from William Pickering in 1869.³⁰⁸ In 1887 James Kilmister acquired Lot 10.³⁰⁹ James was the son of John and Frances Kilmister.³¹⁰ James married sixteen-year-old Elizabeth Judd in 1869. By 1872 the couple were farming at Kaharore Karori and later at Belmont, Te Awakairangi te Tai Lower Hutt.³¹¹ Like his father, James acquired properties to rent out. Before the certificate of title to 33 Ascot Street was issued in 1887, James had the land surveyed. The survey plan showed a house and large outbuilding on the site by June 1886.³¹² Thomas Ward's 1891 survey recorded the house as two-storied, five-roomed with a bay window and an L-shaped outbuilding at the rear. Directories show the house was rented to a series of individuals.

In 1904 Elizabeth divorced James. Alimony was set at £1 15s a week.³¹³ It appears that James may have failed to meet the payments; in 1906 an order to sell was issued on 33 Ascot Street on behalf of Elizabeth.³¹⁴ It was sold to Edward Platt in 1907.³¹⁵ The dwelling continued to pass through a series of private owners in the following decades.

In 1937 a garage was added for J Bird, the owner at the time. Between 1992 and 1994 there were alterations and additions, perhaps adding a significant addition to the rear of the dwelling. The owner was Craig Turvey and he undertook the work



himself.³¹⁶ In 2008 a new two-storey addition was added to the original cottage's eastern elevation. It was designed by Keith Brown and provided 52 square metres of additional space.³¹⁷

The current residence has enclosed the original cottage on the eastern elevation and at the rear, creating a rectangular structure. The remaining exterior of the original 1870s-1880s two-storied dwelling is still readable. It is clad in rusticated weatherboard with a gable roof of corrugated metal. There is a villa-styled dormer to the west. The windows include a faceted bay window on the street elevation and casement windows on the gable end. There is new landscaping, a new fence, and the property has been highly modified.

³⁰⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁰⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

³⁰⁹ LINZ, "RT WN45/23."

³¹⁰ See 31 Ascot Street for more information about the Kilmisters.

³¹¹ Withers, "KILMISTER of Karori, Wellington 1841-Present."

³¹² LINZ, "A43, Wellington Land District."

³¹³ Evening Post, "Page 4 Advertisements Column 4."

³¹⁴ New Zealand Times, "Page 9 Advertisements Column 7."

³¹⁵ LINZ, "RT WN45/23."

³¹⁶ Wellington City Council, "33 Ascot Street, Dwelling Additions and Alterations."

³¹⁷ Wellington City Council, "33 Ascot Street, Residential- Refurbishment Old House."



1 Glenbervie Terrace³¹⁸



1 Glenbervie Terrace was originally part of Lot 6 Town Acre 521 and was owned by Mrs Anna Leighton from 1877, who purchased the land from Richard Tuckwell.³¹⁹ Tuckwell owned seven other dwellings on Lot 6 which was not subdivided until his estate was sold in 1898.³²⁰ Anna Leighton owned two houses on the Lot: one fronting Tinakori Road (247 Tinakori Road), which she leased, and the other fronting Glenbervie Terrace, which she lived in with her daughters. Anna may have had the cottage in Glenbervie Terrace built for her, although it is more likely to have been erected by Tuckwell prior to her purchase. It was certainly on site by 1877 when she is recorded living in Glenbervie Terrace and there was little time between purchase and occupation for a dwelling to be erected.³²¹ The death of her daughter Catherine in 1880 is also recorded at Glenbervie Terrace.

William Potts' lithograph of 1885 showed the rear view of Anna's dwelling as it followed down the steep slope. One level fronted Glenbervie Terrace, while three levels were at the rear.³²² In 1891 Thomas Ward recorded the dwelling as six-roomed. The building was unusually out of alignment with the dwelling's current position. The updated Thomas Ward map (c.1892-1900) showed the footprint of the house as it stands today. Lot 6 had also been divided by 1900 and Anna's properties were subdivided as Lot 3.

In 1895 additional drainage connections were permitted for the two houses on the Lot, perhaps indicating Anna was making alterations to the bathroom and/or kitchen facilities. Anna was still living in Glenbervie Terrace at the time, with her daughter Lucy, a teacher.³²³ The Leightons resided there until 1906 when Anna sold the



property to A Hall, after which time it passed through a series of private hands as a rental property.³²⁴

There were no Council-permitted modifications to the dwelling until 1971, when various unspecified additions and alterations were made. In 2020 a new retaining wall was built and attached to the dwelling.

Today, the 1870s dwelling retains a high degree of exterior integrity, perhaps because of the steep site. It presents as a simple rectangular plan cottage facing Glenbervie Terrace. The dwelling is clad in plain lapped weatherboards, with corner boards. The roof has a brick chimney, gable ends and is clad in corrugated metal roof. The symmetrical street elevation has a corrugated metal hood over the panelled front door.

³¹⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³¹⁹ LINZ, "Deed 208, Wellington Land District"; "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 09.

³²⁰ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900," Sheet 14.

³²¹ "Wise's Post Office Directory, 1878-1879."

³²² "William Potts, City of Wellington."

³²³ Wood, "A. Leighton."

³²⁴ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 09.



2, 4, 6, 8 Glenbervie Terrace³²⁵



From left to right: 2 Glenbervie Terrace, 4 Glenbervie Terrace, and 6 & 8 Glenbervie Terrace

All four houses were built in Glenbervie Terrace, on land that was originally part of Town Acre 521 and owned by William Jay. Jay was head gardener to W H Levin, Member of Parliament. Wellington City Council records show a permit was issued to William Jay to erect four dwellings in December 1897, likely dating the construction of the dwellings to 1898 - although the erection of four houses may have taken longer than one year.³²⁶ Certainly 2 Glenbervie Terrace was built in 1898 as electricity was connected that year. Jay lived in the Thorndon area at Cottleville Terrace and rented out the properties.

The dwellings appeared in Thomas Ward's updated map as Lot 9.³²⁷ 2 Glenbervie Terrace was five rooms and two-storied. It was probably the grandest of the four dwellings. 4 Glenbervie Terrace was a single-storied, four-room cottage with the south-west corner cut off – likely to make room for 8 Glenbervie Terrace behind. The dwelling at 6 Glenbervie Terrace was two-storied and recorded as three rooms and 8 Glenbervie Terrace was the mirror image in size, scale and footprint.³²⁸

Jay continued to lease the dwellings until his death aged 80, in 1917. In 1918 the land was subdivided but the entire parcel remained in family hands.³²⁹ It was not until 1930 that the various parcels were sold. 2 Glenbervie Terrace was retained by Henry Jay, a family member.³³⁰ 4 Glenbervie Terrace was purchased by Walter Powell, a carpenter.³³¹ 6 Glenbervie Terrace was purchased by Thomas Belsey, a mechanic.³³² 8 Glenbervie Terrace was purchased by Annie and Archibald McIntyre, a driver.³³³

As part of the controversial 1960s Wellington Urban Motorway project, ten houses in Glenbervie Terrace were purchased and demolished as part of the expansion.³³⁴



The dwellings at 6 and 8 Glenbervie Terrace were both purchased to make way for the expansion but only 6 Glenbervie Terrace was demolished.³³⁵

In 1982 the dwelling at 2 Glenbervie Terrace, no longer in Jay family hands, was added to and altered. It was also repiled that year. The dwelling at 4 Glenbervie Terrace remained unmodified until 1994 when there were various unspecified additions and alterations.

In 1987 Bridget Williams purchased the vacant section at 6 Glenbervie Terrace and the small cottage still at 8 Glenbervie Terrace.³³⁶ A new house was constructed on the vacant section in 1987.

Today 2 Glenbervie Terrace faces east on the loop of the private road facing Tinakori Road with no car access. The rear of the property is accessed via steps that pass under the dwelling at 4 Glenbervie Terrace in a highly unusual design. This may indicate that 2 Glenbervie Terrace was built before its neighbour. The exterior retains a high degree of integrity. Clad in rusticated weatherboard with corner boards, the dwelling has a hipped roof clad in corrugated metal and decorative eaves brackets. The upper level extends over the entrance to provide covered access with simple timber fretwork detail and a picket styled balustrade. The front door has glazed panels on either side as well as a fanlight. The windows are double-hung sash with double lights in each.

The dwelling at 4 Glenbervie Terrace also retains a high degree of integrity. Perched on a retaining wall, it faces up the slope of Glenbervie Terrace with its back to 2 Glenbervie Terrace and Tinakori Road. It is accessed by a few steps which lead to the covered porch entrance. It is also clad in rusticated weatherboard with corner boards. The hipped roof is clad in corrugated metal and decorative

³²⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³²⁶ Wellington City Council, "2, 4, 6 and 8 Glenbervie Terrace, Four Dwellings."

³²⁷ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900," Sheet 14.

³²⁸ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900."

³²⁹ LINZ, "DEED 402, Wellington Land District"; LINZ, "RT WN351/231."

³³⁰ LINZ, "RT WN351/231."

³³¹ LINZ, "RT WN351/230."

³³² LINZ, "RT WN351/229."

³³³ LINZ, "RT WN351/226."

³³⁴ Cochran and Murray, "31 Glenbervie Terrace - Conservation Plan."

³³⁵ LINZ, "RT WN351/226"; LINZ, "RT WN351/229."

³³⁶ LINZ, "RT WN30C/58."



eaves brackets. The windows are double-hung sash and have narrow hoods with decorative brackets.

6 Glenbervie Terrace dates to 1987 and was built in a style in keeping with the Residential zoned 'E' area.³³⁷ The original cottage at 8 Glenbervie Terrace has been significantly added to, but the street-facing elevation is still visible. It has a gable roof, is clad in weatherboard and has two double-hung sash windows, which are very close to ground level. It was obviously a small workers' dwelling in style.

³³⁷ 6 Glenbervie Terrace has no demolition record but appears on aerial photos until 1961 Retrolens - 1959 (SN1260) 1961 (SN1360), 1969 (SN3185), 1979 (SN5614), 1988 (SNC8937). It was part of the Wellington Urban Motorway Project demolition. Cochran and Murray, "31 Glenbervie Terrace - Conservation Plan."



10 and 12 Glenbervie Terrace³³⁸



10 and 12 Glenbervie Terrace were originally part of Town Acre 521. Owned by John Kilmister, from 1874 the land passed through various private hands.³³⁹ By 1885 a small dwelling was on site and recorded in William Potts' lithograph of that year.³⁴⁰ A small three-roomed cottage was recorded on Thomas Ward's 1891 map at present-day 10 Glenbervie Terrace. A small outbuilding sat at 12 Glenbervie Terrace.³⁴¹ By the time Thomas Ward's map was updated the cottage had been added to, creating a four-roomed dwelling and the small shed was gone. A 1913 image showed a two-storied wooden dwelling at 12 Glenbervie Terrace, indicating its date of construction was between c.1900 and 1913.³⁴²

In the 1960s, the Ministry of Works began an acquisition and demolition process to make room for a planned off-ramp from the motorway. This required the demolition of the whole of the northern end of Glenbervie Terrace, and in the 1960s, ten houses were demolished, including 10 and 12 Glenbervie Terrace.³⁴³ While modern residences have since been erected on the other sites, these two sections remain vacant.



11 Glenbervie Terrace / 8 Parliament Street³⁴⁴



From left to right: 11 Glenbervie Terrace, and 8 Parliament Street.

The dwellings at 11 Glenbervie Terrace and 8 Parliament Street were at opposite ends of the same section under one common owner until 1986. In 1871 that owner was Frank Gustavus Mangnuson who had purchased part of Town Acre 522 from Samuel Levy.³⁴⁵ Mangnuson was a grocer, bankrupted in 1868 in Whanganui, who had newly arrived in Te Whānganui-a-Tara Wellington.³⁴⁶

The first record of occupation on the section was in 1874 when Mangnuson was recorded in the directories as a tailor in Parliament Street.³⁴⁷ The dwelling could have already been on site at the time of purchase but was certainly erected by 1874. In 1875 Mangnuson advertised the dwelling for sale: “In Parliament Street, a

³³⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³³⁹ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 677.

³⁴⁰ “William Potts, City of Wellington.”

³⁴¹ “William Potts, City of Wellington.”

³⁴² Smith, “Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour.”

³⁴³ Cochran and Murray, “31 Glenbervie Terrace - Conservation Plan.”

³⁴⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁴⁵ LINZ, “Deeds Index - Town of Wellington - Folio 355 to Folio 711,” 522.

³⁴⁶ Wellington Independent, “Page 4 Advertisements Column 4.”

³⁴⁷ “Wise’s Post Office Directory, 1875-1876.”



four roomed house and scullery, with every convenience. Apply on the premises to Mr Mangnuson".³⁴⁸ No mention is made of another dwelling on site.

Deeds records indicate the house did not sell. Mangnuson retained ownership but took out another mortgage.³⁴⁹ Later that year his wife Elizabeth died at home in Parliament Street, aged 39.³⁵⁰ The house eventually sold in 1877 to William Currie, who sold the property a few months later to James Currie. The house was leased until 1883 when the Parliament Street dwelling was purchased by James Mayhew, who lived in the residence.³⁵¹

It was not until 1885 that the dwelling at 11 Glenberrie Terrace first came into view. In William Potts' lithograph, showing a view from Tinakori Hill looking down over Thorndon and beyond, a small cottage can be seen on the corner of Glenberrie Terrace.³⁵² Thomas Ward's map recorded both dwellings in 1891. Just as Mangnuson has described it, the dwelling at present-day 8 Parliament Street was four rooms, with a lean-to at the rear. The cottage facing Glenberrie Terrace was a small three-roomed, single-storied dwelling.

In 1892 James Mayhew sold the property, now with two dwellings, to Edward H Mayhew (1871-1950).³⁵³ Edward Mayhew lived in Pita Rua Street and the Glenberrie Terrace and Parliament Street dwellings were leased.³⁵⁴ In 1898 Mayhew added a new bathroom to 8 Parliament Street. The dwelling at 11 Glenberrie Terrace was also altered with the addition of another room, a lean-to and a fireplace.³⁵⁵

Mayhew held the properties as investments until 1926 when both houses were purchased by A Duggan.³⁵⁶ In 1930 the properties were purchased by Maude Constable, and by Charles Winton in 1946. In 1986 Amos Howell purchased the

³⁴⁸ *Evening Post*, Volume X, Issue 283, 21 January 1875, p 3.

³⁴⁹ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

³⁵⁰ *New Zealand Times*, "Deaths."

³⁵¹ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711."

³⁵² Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."

³⁵³ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

³⁵⁴ "Wise's Post Office Directory 1894-1895"; "Wise's Post Office Directory 1898-1899."

³⁵⁵ Additions to two dwellings, Wellington City Council Archives 2724.

³⁵⁶ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.



section and subdivided it into two parcels.³⁵⁷ The houses were then brought under separate records of title.

While the dwellings likely underwent some modifications during the twentieth century (8 Parliament Street's windows, for example, were replaced), there were no Council-permitted modifications until 2000. That year unspecified additions and alterations were made to the dwelling at 8 Parliament Street. In 2017 the dwelling at 11 Glenbervie Terrace was altered. The subfloor area was excavated to create an extra bedroom.

Today, the cottage at 8 Parliament Street is clad in plain lapped weatherboards. The gable roof is clad in corrugated metal. The bow windows are boxed and faceted, and each include casement sections and fanlights with leadlights. The footprint of the original dwelling remains unchanged at the side and the street-facing elevation. Perched about the street line, it adds considerable townscape value.

11 Glenbervie Terrace, which likely dates to the 1880s, retains a high degree of exterior integrity. A flush bay villa, the dwelling is clad in plain lapped weatherboard with corner boards. The gable roof is corrugated metal, topped by a finial. The verandah has been infilled. The windows are double-hung sash, with double lights. Narrow timber hoods with decorative brackets sit above the windows. A corrugated metal hood sits over the front panelled door. The French doors may be part of a recent extension.

8 Parliament Street is faces onto Parliament Street and abuts 11 Glenbervie Terrace on the same section. It has had additions added in 1898 and 2006. Clad in plain lapped weatherboards, there are boxed and faceted bow windows. Both include casement sections and fanlights. The fanlights of the boxed window includes leadlights. The gable roof is clad in corrugated metal.

³⁵⁷ LINZ, "DP 60755, Wellington Land District."



13, 15-17 Glenbervie Terrace³⁵⁸



From left to right: 13 Glenbervie Terrace, and 15-17 Glenbervie Terrace

In 1897 Town Acre 521, part of the Tuckwell estate, was subdivided. Lots 7 and 8 (present-day 13, 15-17 Glenbervie Terrace) were created on the uppermost portion of Glenbervie Terrace.³⁵⁹ A large seven-roomed dwelling sat across both Lots.³⁶⁰ The Tuckwell estate was sold between 1897 and 1898. G B Wright was the successful purchaser of Lots 7 and 8. In 1905 the lots were purchased by Albert H Hunt.³⁶¹ That same year Hunt applied for a building permit to build three dwellings across the two Lots.³⁶² The original seven-roomed dwelling was demolished. Timber, two-storied dwellings were then erected, likely between 1905 and 1906.

Hunt may have initially lived at 13 Glenbervie Terrace, built on Part Lot 7, as he recorded in 1906 how dangerous the area was for his children, due to land slips.³⁶³ In 1908 Hunt sold 13 Glenbervie Terrace to J Porteous. Porteous was a National School Inspector and lived in the dwelling for several years before leasing it.³⁶⁴ In 1925 he sold the dwelling to Eva Brown, after which time it passed through various private hands. In 1967 the dwelling was purchased for motorway expansion purposes, although it was fortunately not demolished.³⁶⁵



Hunt leased 15 Glenbervie Terrace until 1922 when it was purchased by F Kelly. Kelly sold it the following year to Arthur Coad, who continued to lease out the dwelling. In 1968 it was purchased for motorway expansion purposes, although it was fortunately not demolished.³⁶⁶

In 1896 Hunt sold 17 Glenbervie Terrace, on Lot 8, to Charles Henry Mathews, a merchant of Lower Hutt. Mathews continued to lease the dwelling until 1955 when he sold it. In 1960 a Council permit was issued to convert the dwelling into two flats. In 1965 it was purchased for motorway expansion purposes, although it was fortunately not demolished.³⁶⁷

In 1988 the three dwellings were sold into private hands. That same year the dwelling at 13 Glenbervie Terrace underwent Council-permitted alterations and additions and 15 Glenbervie Terrace was repiled. In 2003, 13 Glenbervie Terrace underwent kitchen and bathroom alterations. An ensuite and study were also added. In 2004, 17 Glenbervie Terrace gained a new balcony; the bathroom on the ground floor was extended; a new chimney and jet master flue were added; and the bathroom window and skylights were replaced.

13 Glenbervie Terrace is a 1900s Edwardian villa facing onto Glenbervie Terrace with views out to the west and east. It is a two-storey villa clad in rusticated weatherboards with corner boards. The gable roof is corrugated iron with paired decorative eaves brackets and timber shingles in the gable ends. The street front elevation includes a forward projecting flat bay and a slightly recessed faceted bay, which features decorative timberwork. The single-sash windows are a single light, while the fixed top sash features three rows of five lights, some with coloured glass. The covered entrance has been infilled with glazing, and the panelled door has glazed panels in the upper half. The dwelling was originally designed with five

³⁵⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁵⁹ LINZ, "Deed 208, Wellington Land District."

³⁶⁰ Ward, "Thomas Ward Map," 1891.

³⁶¹ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 527; LINZ, "RT WN135/248."

³⁶² Wellington City Council, "17 Glenbervie Terrace [13, 15, 17 Glenbervie Terrace], Three Dwellings."

³⁶³ "Re Slip at Jay's Property, Glenbervie Terrace; J.S. Swan."

³⁶⁴ "Wise's Post Office Directory 1910."

³⁶⁵ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 540; LINZ, "RT WN351/225."

³⁶⁶ LINZ, "RT WN351/224"; LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 527; "Wise's Post Office Directory 1928."

³⁶⁷ LINZ, "RT WN135/248."



bedrooms, with a bathroom upstairs and a drawing room, dining room, kitchen downstairs and a verandah facing north.³⁶⁸ While simply ornamented, it is more decorated than most of the dwellings in the area. It has a high degree of integrity from the street front and the 1988 and 2003 additions are to the rear of the property.

The dwellings at 15 and 17 Glenbervie Terrace are adjoined, separated only by a brick fire wall, and are almost replicas of each other. They are two-storey villas clad in rusticated weatherboards with corner boards. The roof is corrugated metal and gable at one end and hipped at the other. The gable ends are decorated with stick work. The single-sash windows are a single light, while the fixed top sash features three rows of five lights. The bay windows are faceted, and the front doors are panelled with glazed panels in the upper half. Narrower than the dwelling at 13 Glenbervie Terrace, each had a drawing room, dining room, kitchen and bathroom on the ground floor. Each had four small bedrooms on the first floor.³⁶⁹ The exteriors display a high degree of integrity.

All three villas are a good example of Edwardian domestic architecture that has been adapted to suit the narrow strip of land and steep topography upon which they have been built. The scale, form and decorative elements are all of architectural value.

³⁶⁸ Wellington City Council, "17 Glenbervie Terrace [13, 15, 17 Glenbervie Terrace], Three Dwellings."

³⁶⁹ Wellington City Council.



16 Glenbervie Terrace³⁷⁰



In 1866 Town Acre 519 was subdivided and Lot X (10) was created (present day 16 and 20 Glenbervie Terrace), flanked on either side by the private road.³⁷¹ Owned by William Lawes, the first record of title for Lot X was granted to Edward Toomath in 1878.³⁷² Toomath left the section vacant, and no dwellings were recorded on site in Thomas Ward' 1891 survey, nor the updated c.1892-1900 survey.

In 1905 prolific Wellington architect James Bennie (1873-1945), purchased the vacant section.³⁷³ The site was extremely steep and the section has been seen as virtually unbuildable. Bennie decided to take up the challenge and designed two residences at either end of Lot X (present day 16 and 20 Glenbervie Terrace).

The dwelling at 16 Glenbervie Terrace was likely constructed 1905-1906. After its construction Bennie leased the dwelling to various tenants over the following decades. In 1943 he sold it to Hazel Pearson, who immediately transferred the title to her married daughter Hazel Brown. In 1947 a small landslip and resulting fire damaged the house. It was reinstated and a retaining wall was erected to help



protect the house. After 1949, the dwelling passed through various hands. In 1951 Council-permitted works were undertaken on the laundry and retaining wall. Additional works on the retaining wall were undertaken in 1969. In 1970, 16 Glenbervie Terrace was purchased by Chris Cochrane, who also purchased The Wedge at 20 Glenbervie Terrace: Bennie's other 1905/1906 design for an unbuildable site.³⁷⁴

Under Cochran's ownership the verandah on the south-west corner was reinstated. No doubt the work was designed by Cochrane himself, given he is a conservation architect. In 1982 Cochrane sold the dwelling and, in 1998 further additions and alteration were made by then owners, Alistair and Caroline Petrie.

Today the house at 16 Glenbervie Terrace is almost hidden from the street. It is two-storied, on a high basement, and clad with plain lapped weatherboards with corner boards. The gable roof is corrugated metal, and the gable end includes stick work. The elevation overlooking Tinakori Road contains four symmetrically placed double-hung sash windows with single lights. A verandah wraps around the inside of the 'L shape' at both ground and first floor level. The degree of exterior integrity appears to be high and, as an example of Bennie's skill as an architect, the dwelling has additional significance.

³⁷⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁷¹ LINZ, "DEED 5, Wellington Land District.". It would become Lot 14 by 1900.

³⁷² LINZ, "RT WN13/32."

³⁷³ LINZ, "RT WN139/253."

³⁷⁴ LINZ.



19, 21 Glenbervie Terrace³⁷⁵



Originally surveyed as Lot 5 of Town Acre 521, somewhat unusually for the area there was no dwelling on site by 1891. In 1899 an application was made to the Council for drainage connections at 19-21 Glenbervie Terrace, indicating a dwelling was being erected on site. The owner was Albert Hunt, a railway clerk, who lived in the dwelling until 1905.³⁷⁶ A survey plan dating to 1902 showed the house took up most of the section and had two bay windows.³⁷⁷

The dwelling was purchased in 1965 by the Crown as part of the motorway expansion project, and the house was later demolished.³⁷⁸ In 1984 the vacant section was purchased by a group of residents in the area, including conservation architect Chris Cochrane, and a new building was erected which contained eight flats.

³⁷⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁷⁶ LINZ, "RT WN135/248."

³⁷⁷ LINZ, "A176, Wellington Land District."

³⁷⁸ LINZ, "RT WN135/248."



20 Glenbervie Terrace ³⁷⁹



Heritage New Zealand, photo Clare Garnham, 2018

In 1866 Town Acre 519 was subdivided and Lot X (10) was created (present day 16 and 20 Glenbervie Terrace), flanked on either side by the private road.³⁸⁰ Owned by William Lawes, the first record of title for Lot X was granted to Edward Toomath in 1878.³⁸¹ Toomath left the section vacant, and no dwellings were recorded on site in Thomas Ward' 1891 survey, nor the updated c.1892-1900 survey.

In 1905 prolific Wellington architect James Bennie (1873-1945), purchased the vacant section.³⁸² The site was extremely steep and the section has been seen as virtually unbuildable. Bennie decided to take up the challenge and designed two residences at either end of Lot X (present day 16 and 20 Glenbervie Terrace). Both dwellings were likely constructed 1905-1906.

The following is taken from Wellington City Council's heritage list entry. ³⁸³

The Wedge is built to its Glenbervie Terrace boundary on three sides, responding to the small irregular section and steep topography. The Wedge is an early example of speculative housing. James Bennie designed and built the house as an example of



his work and only ever intended renting the property, with the first tenant one Mr A Betts. The house appears to have been rented for most of its early life, with Mr Bennie owning it till 1943. It then changed ownership a number of times, until 1970 when it was bought by the Cochrans. The Cochrans undertook a restoration, which they have since completed.

The Wedge has heritage value for several reasons. It has group significance as part of Residential 'E' Zone (see 'Setting' section). It is architecturally significant, having been designed and owned by James Bennie. More than this, perhaps, is that is a feat of architecture and adaptability. Built on the side of a hill, as so many of Te Whānganui-a-Tara Wellington's houses are, The Wedge excels as an attractive example of the resourcefulness of the architect negotiating difficult steep topography to create a unique building. The Wedge was an early and emphatic statement on the nature of Te Whānganui-a-Tara Wellington building sites.

The faceted shape of the building creates visual interest, and there is no doubt that there are equally interesting, if somewhat tight, interior spaces. The building occupies a prominent position in Thorndon and makes a substantial contribution to the townscape.

The house rests on a concrete retaining wall and concrete piles and is constructed of native timbers - tōtara, matai and rimu. The house is clad with rusticated weatherboards with timber corner boards. The windows are double-hung sashes, and the gables and porches are decorated with moulded timber.

Perched on the western side of the rise that Glenbervie Terrace dissects, The Wedge is a prominent structure in the Thorndon townscape. Viewable from Tinakori Road, the houses' broad western face gives it an eye-catching quality.

The Wedge sits within the boundaries of Residential 'E' Zone. Centred around the streets of Glenbervie Terrace, Ascot Street, Sydney Street West, and Parliament Street, the E Zone is a heritage preservation mechanism implemented by Wellington City Council in 1973 after lobbying from the Thorndon Society, a

³⁷⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁸⁰ LINZ, "DEED 5, Wellington Land District."

³⁸¹ LINZ, "RT WN13/32."

³⁸² LINZ, "RT WN139/253."

³⁸³ "The Wedge," 2017.



heritage enthusiast group. The present owners took an active part in the campaign to save this area.

The Wedge has architectural significance for two main reasons. Firstly, it is the design (and was once the property of) James Bennie, an important Te Whānganui-a-Tara Wellington, and indeed, Aotearoa New Zealand, architect. Secondly, the house is an architectural achievement; The Wedge is a unique, attractive, home built on very difficult topography.

The Wedge has undergone some modern alterations and additions including removal of an interior wall and a verandah added on the north elevation. A basement was dug out to form space for a new landing, a workshop and a studio; effectively creating a third storey.³⁸⁴

The dwelling is clad in rusticated weatherboard with corner boards. The windows are double-hung sash, with three lights on the top and two at the bottom. Decorative timber sits below the window sills. Corrugated metal hoods sit above the doors. The roof is corrugated metal and stick work is supported on brackets at the gable end facing the street. The panelled door is framed with sidelights and a fanlight.

³⁸⁴ “The Wedge,” 1990.



23, 25, 27, 29 Glenbervie Terrace³⁸⁵



Originally parts of Town Acres 520 and 521, the Thomas Ward map recorded two dwellings on the sites later given the addresses 23, 25, 27 and 29 Glenbervie Terrace. The houses on this land were demolished in the 1960s as part of the motorway extension and the planned offramp, which did not materialise. New houses, incorporating six flats, were built for Pacific Homes in 2004.

³⁸⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.



31 Glenbervie Terrace³⁸⁶



In 1866 Town Acre 519 was subdivided and Lots 1 and 2 were created facing upper Glenbervie Terrace (present day 31 Glenbervie Terrace).³⁸⁷ Owned by William Lawes, the first records of title for Lot 1 and Lot 2 were granted to Edward Toomath in 1878. In 1883 both Lots were sold to Mary Jane Halliswell.³⁸⁸ Thomas Ward's 1891 map shows dwellings on both Lots. Lot 1 contained a six-roomed, single-storied dwelling with a shingle roof. Lot 2 was two-storied and contained seven rooms. Mary sold both houses at different times. In 1899 John Swan, Wellington architect, purchased Lot 2 and in 1905, Lot 1.³⁸⁹

*The following is taken from Wellington City Council's heritage list entry.*³⁹⁰

Swan moved quickly with the site, designing and constructing his family home that same year. John Swan died in 1936 and the house passed to his two sons, John Sydney and Cyril Robert Valentine. It was leased as a boarding house until it was sold in 1964.³⁹¹

In 1965 the owners undertook a major restoration of the home. In 1966 a motorway proclamation was issued, and ten nearby houses were demolished by the Ministry of Works. The owners of The Moorings resisted this and as a result house is the largest and most prominent building left in this part of the Thorndon residential E-zone.³⁹² It now has four stories.

John Sydney Swan had a passion for the sea, and this can be seen in the design of The Moorings, with its various nautical references. The house was essentially a



grandiose gesture to his nautical inclinations. Swan was the Commodore of the Port Nicholson Yacht Club for a number of years, and a firm devotee of visiting sailing ships. He used to run up the flag on a ship's arrival, and subsequently invite the captain back to The Moorings. Swan also owned one of the world's largest collections of photographs of ships.

This building is a monument to one of Te Whānganui-a-Tara Wellington's leading architects, and effectively demonstrates a freedom of design often associated with his houses. Swan's personal passion for the sea was a driving force in the theme explored in this design—without the constraints of a client's brief.

The interior style is Edwardian, popular in many houses after the turn of the century, and the interior retains most of its original fabric, decoration and layout. Only the kitchen has been modernised, while the rest of the house remains relatively untouched. It is unusual to find a house of such size and grandeur that retains its original interior features, but this house is a fine example of Edwardian design and planning, built by a prominent Te Whānganui-a-Tara Wellington architect for his family. There have been additions to the house, such as a third level on top of the main house and a 'games room' added below the main house. Features of the interior include original wallpapers, dados, frieze, fireplaces, staircase and hall, bathrooms, doors, architraves and skirtings, pressed metal frieze, and some original light fittings.

The Moorings is designed in a grand Edwardian manner, with two-storied galleried halls, and large rooms. In the original plans the entrance to the building is along one side and opens up into a large entrance hall, with stairway and gallery, and from here there are doors to a large study, living room, kitchen and nursery. Along the first floor gallery there are 5 large bedrooms, and a bathroom and WC. The large games-room was added after the original house was built—although very much in the same style, the entrance to this hall is from the living room, where steps lead down to a gallery around two sides of the hall, and further steps lead into the hall

³⁸⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁸⁷ LINZ, "DEED 5, Wellington Land District."

³⁸⁸ LINZ, "RT WN 13/33"; LINZ, "RT WN13/32."

³⁸⁹ LINZ, "RT WN 13/33"; LINZ, "RT WN103/37."

³⁹⁰ Wellington City Council., "The Moorings."

³⁹¹ "The Moorings - 31 Glenbervie Terrace."

³⁹² "The Moorings - 31 Glenbervie Terrace."



itself. Features of the planning of the house include built in wardrobes, indoor bathrooms and WC's, inglenooks, and generous space in each room.

The Moorings has architectural significance as the design of John Sydney Swan, one of Te Whānganui-a-Tara Wellington's more important architects. The building's architecture is notable in itself as an interesting manifestation of Swan's style and fascination with the sea.

The Moorings is historically important for two main reasons. Firstly, it was the home of architect John S. Swan and his family. Secondly, The Moorings was at the centre of the resistance against the encroachment of the motorway on the Glenbervie Terrace and Ascot Street area.

The Moorings is an important contributor to a sense of place and continuity in Thorndon. In a suburb teeming with history, The Moorings is a heritage building of special character and adds another layer of interest to Thorndon's heritage landscape. It also adds to a sense of continuity for the area, being built in 1905, and surviving the motorway encroachment in the 1960s.

The Moorings has provided a home to a large number of tenants, especially since it became a boarding house in the 1930s. It is still one of the more renowned houses in Te Whānganui-a-Tara Wellington and holds cultural value as a home for Wellingtonians.

The Moorings includes a variety of architectural styles. It is clad in rusticated weatherboards with corner boards. The corrugated metal roof includes paired eave bracket. The windows on the top level are casement. The middle level contains double-hung sash windows with two lights above a single light. Decorative timber mouldings sit below some sills. The entrance is covered, and the verandah recessed.



35 Glenbervie Terrace³⁹³



In 1866 Town Acre 519 was subdivided and Lot 11 was created facing upper Glenbervie Terrace (present day 35 Glenbervie Terrace).³⁹⁴ Owned by William Lawes, the first record of title for Lot 11 was issued to George Warburton in 1875.³⁹⁵ Warburton sold Lot 11 to Henry William Diver, a medical practitioner, in 1877. Diver died in 1885 but the estate remained in Diver family hands.

William Potts' 1885 lithograph of the area indicated that a dwelling was on site by this time.³⁹⁶ Certainly it had been constructed by 1891, as Thomas Ward recorded a dwelling on site in his survey. It was two-storied with six rooms.

In 1893 the dwelling was purchased by Hannah Biddle, wife of Edward Biddle. The house was purchased by William Gaudin in 1897. In 1924 the house was demolished.³⁹⁷ In 1926 Gaudin sold the vacant section at 35 Glenbervie Terrace to John Sydney Swan, Te Whānganui-a-Tara Wellington architect.³⁹⁸

In 1932 Swan applied for a building permit, and the house was built 1932/1933.³⁹⁹ The dwelling was leased to tenants. It remained in family hands long after Swan's death in 1936. It was finally sold in 1964.⁴⁰⁰ The dwelling has remained remarkably unmodified since then. In 2010 a new bathroom was installed, and the toilet and laundry were refurbished.



The bungalow is clad in plain lapped weatherboards. The shallow pitch gable roof, hipped at the rear, is clad in corrugated metal. A row of projecting blocks sits below the flared gable end base. Pairs of double-hung sash windows sit either side of a recessed entrance. There are triple lights in the top sash and double lights at the bottom. A picket fence lines the street elevation. It has a high degree of exterior integrity. As one of the later original dwellings, it adds variety to the streetscape.

³⁹³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

³⁹⁴ LINZ, "DEED 5, Wellington Land District."

³⁹⁵ LINZ, "RT WN5/209."

³⁹⁶ Potts, "City of Wellington, N.Z. W. Potts, Lith; A.D. Willis, Lithographer, Wanganui, N.Z.; Wrigglesworth & Binns, Photo. Wanganui, A.D. Willis."

³⁹⁷ Wellington City Council, "Glenbervie Terrace, Private Drainage Connections."

³⁹⁸ LINZ, "RT WN5/209."

³⁹⁹ Dwelling, Permit B11610, Wellington City Council Archives

⁴⁰⁰ LINZ, "RT WN5/209."



37 Glenbervie Terrace⁴⁰¹



Lot 10 of Town Acre 519 (present-day 37 Glenbervie Terrace) was sold by William Lawes, builder, to Charles Edwin Fisher in September 1868 for the sum of £45.⁴⁰² The amount suggests that the site had not yet been built on.⁴⁰³ Fisher was recorded in the directories as a carpenter and joiner and may have purchased the land to build speculation housing.

In 1871, the first record of title for 37 Glenbervie Terrace was issued to Alfred G. Wiggins, a schoolmaster.⁴⁰⁴ The dwelling was likely on site at the time of purchase. In 1874 the Lot was purchased by James Long, a labourer. James died soon after and the estate passed to his son James Long. Long leased the dwelling to various tenants. In 1891 the dwelling was recorded as single-storied with four rooms. It was a simple square dwelling, with a lean-to, and a verandah at the rear overlooking Te Whānganui-a-Tara Wellington city. In 1895 additional drainage connections were laid, perhaps indicating an addition, or alterations to the kitchen and/ or bathroom facilities.

James held the property until 1910 when he sold it to Mary Ann and John Duignan.⁴⁰⁵ The Duignans were long-term residents of Tinakori Road, and Glenbervie Terrace was leased. In 1930 Council-permitted unspecified additions and alterations to the dwelling. Mary Ann Duignan died in 1933; John had died in 1918. Following Mary Ann's death, the property remained in Duignan family hands until 1976 when the property was taken for the purposes of motorway expansion.⁴⁰⁶



Fortunately the house was spared demolition and by 1980 the dwelling was once again in private hands. Then owner, J Cooper, make extensive alterations and additions, also adding a carpark. The additions were at the rear of the dwelling, and it appears to have been doubled in size.

Today, the 1870s cottage retains its plain lapped weatherboard cladding and corrugated metal gable roof, with modern skylights. The modern additions are largely obscured from the street front. The front elevation has a central door with one double-hung sash window to its left, and a pair of double-hung sashes to the right. There are two rows of two lights in each sash. They are particularly low to the ground, in the style of early workers' cottages. Over the central door is a shingle hood, supported by cast iron brackets. Despite the modern skylight, the cottage exudes the charm of an early workers' dwelling.

⁴⁰¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁰² Grouden, "39 Glenberrie Terrace, Thorndon Interim Archaeological Monitoring Report Prepared in Partial Fulfilment of HNZPT Authority 2018/768."

⁴⁰³ Grouden.

⁴⁰⁴ LINZ, "RT WN1/39."

⁴⁰⁵ LINZ.

⁴⁰⁶ LINZ, "RT WN421/161."



39 Glenbervie Terrace⁴⁰⁷



In 1866 Town Acre 519 was subdivided and section V was created (present day 39 Glenbervie Terrace).⁴⁰⁸ Following the death of Lawes, the owner, George Judd, a brewer, purchased the section in July 1872.⁴⁰⁹ Judd lived in Pito-one Petone for some time before moving to Te Wai Pounamu the South Island in 1860 where he worked as a gold miner and bridge builder, before returning to Te Whānganui-a-Tara Wellington in 1868. That same year he married Mary Kilmister whose family lived in Glenbervie Terrace (present day Ascot Street). He worked as a brewer for Staples Brewery, Thorndon, for 20 years. Judd took out an additional mortgage in 1876 and this is likely to have been for the purpose of funding the construction of a house. As Judd lived in present-day Ascot Street, this cottage was built to be leased.⁴¹⁰ It can be seen on the section in 1885, 1887 and 1891.⁴¹¹ Thomas Ward records the cottage as a small, three-roomed cottage.

Judd was still living in Te Whānganui-a-Tara Wellington in 1934 at the time of his death, at the impressive age of 99. It appears, however, that he had moved to Te Awakairangi ki Tai Lower Hutt rather than Thorndon by that time (probably to be looked after by family) and the cottage was most likely rented out.⁴¹²

Ownership of 39 Glenbervie Terrace was transferred to George Frederick Judd (public accountant of Lower Hutt), as son and executor of George Judd's estate in 1935.⁴¹³ It was later sold to Lucy Isabel Scott in 1942.⁴¹⁴ The cottage was reinstated with plans for “reinstatement of cottage” submitted to the WCC in 1966.⁴¹⁵ The



owner at the time was W B Sutch, who had purchased the house in February. Sutch was suspected of being a Soviet spy and in 1974, he was charged, and later acquitted, with passing unspecified New Zealand Government information to the Soviet Union. Sutch died a year later, and the house transferred to his daughter, Margaret Helen Sutch. She sold it in 1986.⁴¹⁶

Aerial imagery indicates a large extension sits at the rear of the dwelling. The front elevation, however, retains the charm of a modest 1870s workers cottage. Clad in plain lapped weatherboards, with corner boards, the corrugated metal roof includes a gable and lean-to form. The symmetrical windows are double-hung sash with two lights in each. A picket fence lines the street frontage.

⁴⁰⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁰⁸ LINZ, "DEED 5, Wellington Land District."

⁴⁰⁹ LINZ, "RT WN1/150."

⁴¹⁰ "Wise's Post Office Directory, 1878-1879."

⁴¹¹ Grouden, "39 Glenbervie Terrace, Thorndon Interim Archaeological Monitoring Report Prepared in Partial Fulfilment of HNZPT Authority 2018/768"; Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."

⁴¹² *Evening Post*, 13th August, 1934, p 11.

⁴¹³ LINZ, "RT WN1/150."

⁴¹⁴ LINZ.

⁴¹⁵ Permit C20672, Wellington City Council Archives.

⁴¹⁶ LINZ, "RT WN1/150."



41 Glenbervie Terrace⁴¹⁷



Originally part of Town Acre 517, the property at present-day 41 Glenbervie Terrace was owned by John Kilmister. Kilmister lived in the Cutting bordering Sydney Street and owned several properties in the area. In 1885 he sold part of the property to Henry and his daughter Lucy Gardiner, nee Kilmister.⁴¹⁸ Thomas Ward's 1891 map showed two dwellings on the land and the Gardiners likely purchased only one. Both dwellings were leased, as the Gardiners and Kilmisters lived in present-day Ascot Street. In 1899 both Lucy Gardiner, now a widow, and her father John Kilmister sold their holdings to George Judd.⁴¹⁹ The dwellings were then leased. The property remained in Judd family hands until 1942. In 1958 Maxwell Wilkinson, a driver, purchased 41 Glenbervie Terrace.⁴²⁰ He hired architect H Courtney Archer to design a Modernist home. The contractor was Mr Du Fresne. The dwelling at 41 Glenbervie Terrace is a late 1950s Modernist-style residence, clad in vertical board and batten and plain lapped weatherboard with a shallow corrugated metal roof. A bedroom was added in 1960 and other unspecified alterations were Council-permitted in 1981.

⁴¹⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴¹⁸ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 878.

⁴¹⁹ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 878.

⁴²⁰ LINZ, "RT WN340/260."



111 Hill Street⁴²¹



The site occupied by 111 Hill Street originally straddled the boundary between Town Acres 522 and 523 and was bordered by Tinakori Road. Thomas Ward's 1891 map recorded three well-sized dwellings on the site; the largest was ten rooms.

The dwellings were purchased as part of the motorway expansion project and in 1974 they were demolished. The original house on the site was converted into flats in 1927. The flats were demolished in 1974 as part of Wellington Motorway project. In the 1980s, it was returned to private hands and in 1983 six new dwellings and garages were erected by St Paul's Cathedral Parish.⁴²²

⁴²¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴²² LINZ, "RT 325157."



119 Hill Street (2 Parliament Street)⁴²³



The land on which the large dwelling at 119 Hill Street sits was originally part of Lot 2 Town Acre 522.⁴²⁴ Thomas Ward's 1891 plan shows a house on the site: a square, four-room building with a verandah that ran the length of the front elevation overlooking Tinakori Road. In 1900 the "unoccupied" property was brought under the Land Transfer Act and the first record of title was issued to Mrs Eliza Trapp, widow.⁴²⁵

In September 1900 Eliza applied for a building permit application to build a new dwelling on the site. The application noted that the architects were the short-lived firm of McKay and MacGregor, and the builders were Brown and Johnston. Eliza was obviously a woman of some wealth as the new dwelling, which overlooked Parliament Street and the city beyond, was very substantial for the area. It was also one of the few in the area to be architecturally designed. The architectural practice of McKay & McGregor was formed by a short-term partnership between James Hector McKay and Rob Roy McGregor in 1898. James McKay brought several years of practice in Australia to the firm. In partnership with Rob Roy McGregor, they produced over 40 houses, a few commercial buildings, and St James' Church in Newtown. The partnership was dissolved "by mutual consent" in December 1900.⁴²⁶

Eliza lived in the new house on the corner of Hill Street and Parliament Street until around 1907. From 1908, she leased her home to various tenants: a fact which was often recorded in the social pages of the newspaper.⁴²⁷

In 1923 Eliza sold the property to Mary Seddon, a spinster. In 1928, Mary married Dr Joseph Hay. After Mary's death in 1947, the property passed to Thomas



Seddon, and it remained in family hands until 1973.⁴²⁸ There were no Council-permitted modifications to the dwelling over that time. However, an extension was added at some point to the north elevation, with a bay window overlooking Hill Street.

The corner bay villa has a forward-projecting faceted bay to Parliament Street. It is clad in rusticated weatherboards with corner boards. There is some simple timber decorative work to first floor walls. The gable roof is corrugated metal, and the eaves are lined with decorative brackets. The gable end, topped by a finial, is half shingled; the other half has decorative timber work. The bargeboard is also ornate. The entrance from Parliament Street is covered, with access under a segmental arch. The front door is panelled with a glazed upper panel and fanlight. The dwelling contains single sash windows with a single light at the bottom and the fixed top sash featuring two rows of three lights. The Hill Street elevation contains a faceted ground floor bay window with single sash windows. There is a single light at the bottom and the fixed top sash features two rows of three lights. The side leadlight window features triple leadlights with clear glass. On the upper level is a forward-projecting boxed bay with a flat roof over the faceted bay. The boxed bay contains casement windows with fanlights. The windows also include leadlights. The side elevation, facing south, is built close to the bottom of a high retaining wall. The house above is almost at the roof level of 119 Hill Street. A lean-to sits wedged between the retaining wall and the south elevation; a second storey has been added to the lean-to and does not appear to be original. The elegant dwelling continues to lend a genteel air to the area dominated by workers' cottages.

⁴²³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴²⁴ LINZ, "RT WN105/223."

⁴²⁵ LINZ; New Zealand Times, "Page 6 Advertisements Column 6."

⁴²⁶ Wellington City Council, "McKay & McGregor."

⁴²⁷ Wairarapa Daily Times, "Life in the City"; Evening Post, "Page 6 Advertisements Column 1," 1908.

⁴²⁸ LINZ, "RT WN105/223."



121 Hill Street⁴²⁹



The building at present day 121 Hill Street sits on Lot 1 which was originally subdivided from Town Acre 522 in 1866 for owner Richard Tuckwell.⁴³⁰ Thomas Ward's 1891 plan showed two buildings on site, both with shingle roofs. Unusually for Ward, he records no other information about the buildings.

In 1900 Samuel Brown became the new owner of Lot 1.⁴³¹ The land appeared to be unoccupied—certainly no occupant was recorded in the directories of the day. In 1909 Samuel transferred ownership to his business S Brown Ltd. For the first time since he purchased the land, the directories record activity on the site. Samuel, a coal merchant, used the land for his coal yard.⁴³² The yard was on site until 1935.⁴³³

In 1936, Samuel used the site of his coal yard to construct a concrete building containing several flats. By December, at least two flats were complete. An advertisement appeared on 19 December: "Christmas possession – Two new Concrete Flats, 121 Hill Street, still vacant, all electric, very modern; £2 15s".⁴³⁴ There were four flats in total; at least one was quite large with three bedrooms and a living room.⁴³⁵ The advertisements made the preferred tenants quite clear: "business girl, quiet",⁴³⁶ "suitable for business lady",⁴³⁷ and "all electric Flat, suit business couple".⁴³⁸ These were not aimed at the labouring class; a departure for the history of the area.



In 1940 Samuel sold the flats, and the building continued to be used as a rental property under successive owners. The only Council-permitted modifications was the removal of two brick chimneys in 2013.

The two-storied building at 121 Hill Street sits directly on the street front and follows the line of the footpath as it curves from Tinakori Road to Hill Street, in the style of a curving Art Deco façade. The casement windows open directly over the footpath. There is no small gate or garden to provide a welcoming approach. The building takes up every part of the section available and is built hard up against the western elevation of 119 Hill Street. The Art Deco façade is finished with vermiculated render. There is Art Deco zig-zag detail to the parapet, which conceals a flat roof. The windows feature casements and top-hung half-casements with transoms. This is the only Art Deco building included within the Ascot Street Area and indicates the area's gradual move towards increased gentrification.

⁴²⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴³⁰ LINZ, "Deed 208, Wellington Land District."

⁴³¹ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 532.

⁴³² "Wise's Post Office Directory 1910."

⁴³³ "Wise's Post Office Directory, 1936."

⁴³⁴ Evening Post, "Page 2 Advertisements Column 4."

⁴³⁵ Evening Post, "Page 3 Advertisements Column 5," 1941.

⁴³⁶ Evening Post, "Page 3 Advertisements Column 2," 1938.

⁴³⁷ Evening Post, "Page 4 Advertisements Column 1."

⁴³⁸ Evening Post, "Page 3 Advertisements Column 5," 1939.



1 Parliament Street⁴³⁹



The dwelling at 1 Parliament Street sits on land that was originally part of Town Acre 522. The Acre was subdivided and, in 1873, Lot 13 was purchased by Joseph Dransfield, Te Whānganui-a-Tara Wellington's incumbent mayor.⁴⁴⁰ Works soon began on the site, for while there was no tender for the erection of a dwelling, Dransfield did tender for a retaining wall in 1874. The wall, lining Hill Street, would have been necessary before any house could be built.⁴⁴¹ The dwelling must have been erected by 1877; not only did Amelius Morland Smith (1845-1929) purchase Lot 13 that year, but he was also recorded living at the address. Amelius was assistant Under Colonial Secretary and in 1877, Amelius married the eldest daughter of Henry Howorth, of Ōtepoti Dunedin.⁴⁴²

In 1886 Amelius was judged bankrupt and he was forced to put the family home on the market.⁴⁴³ The dwelling was described in an advertisement: "The residence, which is in first-class order, is in one of the finest and healthiest situations in the city, overlooking the Thorndon end of the city, and commanding an extended view of the harbour and shipping. It is well-known as formerly occupied by Mr. Amelius M. Smith".⁴⁴⁴ Perhaps Amelius' fortunes changed, or perhaps there were no purchasers, as he retained ownership of the house.⁴⁴⁵ Amelius' whereabouts become unclear over the next few years, but the dwelling appears to have been leased to tenants.

In 1891 Thomas Ward recorded the substantial dwelling as two-storied with ten rooms. A long verandah ran along the front elevation, facing Hill Street, and



abutting a bay window. It also showed that the dwelling adjoined another eight-room residence on Lot 14, which has since been demolished.

In 1894 there was a new tenant: Christopher Smith Cross, a noted cricketer who played for Aotearoa New Zealand between 1874 and 1895. In 1903 additional drainage was laid, indicating additions or alterations were made to the house, likely in the bathroom, laundry, or kitchen. Cross lived in the Parliament Street house (more often referred to as Hill Street), until 1904. His impending departure for Australia saw the residence advertised for sale in December 1903. Although Cross is not mentioned in the Deeds records as ever owning the property, the advertisement described the property as the residence of C Cross. The dwelling was described as “an excellent nine-roomed House. The situation is all that can be desired and commands a very fine view of the Bay”.⁴⁴⁶ The Deeds Index records the Equitable Building and Investment Company, and not Cross, transferring the property to W King in 1904.⁴⁴⁷

King leased the dwelling until 1906 when he advertised 1 Parliament Street for sale. It was described as a “two-storied residence of 8 rooms, with bay window and verandah, and fitted throughout with all modern convenience, known as No. 30, “Arimo” and now let at £1 12s 6d per week”.⁴⁴⁸ The house did not sell, however, and by 1909 was being run as the Arimo Boarding House (present day 1 Parliament Street). It catered for “Gentleman Boarders”, at 60s a week, and offered a piano and hot and cold water.”⁴⁴⁹ King held the property until 1924, after which time it passed through various private hands.⁴⁵⁰

The dwelling at 1 Parliament Street underwent a number of modifications in the twentieth century. In 1991 there were unspecified Council-permitted alterations and additions. In 1997 the existing garage was enlarged; a laundry was added to the

⁴³⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁴⁰ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 488.

⁴⁴¹ Evening Post, “Page 3 Advertisements Column 4,” 1874.

⁴⁴² “Wise’s Post Office Directory, 1878-1879”; LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 488.

⁴⁴³ Evening Post, “Page 3 Advertisements Column 4,” 1886.

⁴⁴⁴ Evening Post, “Page 4 Advertisements Column 2.”

⁴⁴⁵ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 488.

⁴⁴⁶ Evening Post, “Page 8 Advertisements Column 3,” 1903.

⁴⁴⁷ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 488.

⁴⁴⁸ Post, “Page 8 Advertisements Column 5.”

⁴⁴⁹ New Zealand Times, “Page 1 Advertisements Column 8”; Dominion, “Page 2 Advertisements Column 5”; Evening Post, “Page 1 Advertisements Column 2,” 1935.

⁴⁵⁰ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 488.



interior, as was a wine cellar. In 2018 the storeroom at the rear of the garage was converted into a laundry.

Today, the mid 1870s residence sits above the corner of Hill and Parliament Streets on a relatively flat section provided by the high retaining wall on Hill Street. The rectangular dwelling has been added to at the rear, but the original footprint remains well intact. The dwelling retains rusticated weatherboard cladding with corner boards. The gable corrugated metal roof includes gable dormers and finials. The gable end to the left-hand side has a faceted bay window and decorative eaves brackets. The windows are generally double-hung sash with single panes. There is a flush triple-opening sash window at ground level. A verandah runs around the house at ground level to the entrance, under which a garage has been added. The retaining wall has a folding and sliding garage door.⁴⁵¹

⁴⁵¹ Homes.co.nz, "1 Parliament Street, Thorndon, Wellington."



6 Parliament Street⁴⁵²



The dwelling at 6 Parliament Street sits on the edge of a steep drop, originally part of Town Acre 522. It became Lot 3, following subdivision.⁴⁵³

In August 1872 volunteer fireman John Guilford was killed fighting a fire on board a ship berthed at Queen's Wharf.⁴⁵⁴ Guilford left his wife Frances (Franny, nee McCafferty) and three young children: "a man occupying a very humble position in life, with probably few friends of any kind, and none of them influential".⁴⁵⁵ The Wellington community rallied around the new widow. A fundraising campaign began in August and in December tenders were advertised for the erection of a cottage in Parliament Street "for the widow of the late Fireman Guilford".⁴⁵⁶ C J Toxward, architect, was commissioned to design the cottage; making it one of the few small cottages in the area to be architecturally designed.⁴⁵⁷ In January 1873 Lot 3 was purchased from Samuel Levy by Dransfield and others.⁴⁵⁸ The dwelling, then, was likely erected in 1873.

Franny Guilford married her second husband, William French, in 1878. William was a tally clerk on the Queen's Wharf, and judged bankrupt in 1888. The newspaper reported that "he lived in one of the houses that are the property of his wife, who was a widow (Mrs Guilford). She has a life interest, the reversionary interest being the children by the first marriage. One in Parliament-street is let for 10s a week, and Mr J Dransfield is the trustee."⁴⁵⁹ According to directories, the Frenchs did appear to live at 6 Parliament Street. Franny also owned a dwelling that once occupied the



site of present-day 9 & 11 Parliament Street, which may have been leased out to tenants.⁴⁶⁰

In 1891 Thomas Ward recorded the dwelling as a simple square cottage with four rooms. It sat close to the street front with a large backyard at the rear. In 1899 additional drainage connections were laid, indicating alterations or additions to the house. A 1901 survey plan showed a lean-to had been added to the rear of the dwelling.⁴⁶¹

The Frenchs continued to live in Parliament Street until 1901 when Franny sold both 6 and 9 Parliament Street to John Richards of Te Whānganui-a-Tara Wellington and Lewis Moss of Sydney Australia.⁴⁶² Almost immediately they sold 6 Parliament Street to Edwin Holmes.⁴⁶³ Edwin, a carrier by trade, and his family lived at 6 Parliament Street.⁴⁶⁴ In 1916 there were Council-permitted additions to the dwelling and in 1921 there were alterations undertaken by Johns Bros contractors. In 1928 half of the house was transferred to Edwin's wife, Jessie, in her own right. Edwin's half share was cancelled in 1930 and Jessie owned the house outright, yet both Edwin and Jessie remained in the home.⁴⁶⁵ In 1932 the Holmes again used Johns Bros to erect additions to the dwelling. The family remained there until 1958 when Jessie sold 6 Parliament Street—after which time it passed through various private hands.

As well as the 1899 rear lean-to, another narrow, long lean-to addition was added at the side. Bay windows were likely added in 1916 or 1921. While there were a number of additions and alterations under Holmes' ownership, there were relatively

⁴⁵² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁵³ LINZ, "A1230, Wellington Land District."

⁴⁵⁴ Wellington Independent, "Ninth Annual Report of the Wellington Volunteer Fire Brigade."

⁴⁵⁵ Wellington Independent, "The Death of Fireman Guilford."

⁴⁵⁶ Evening Post, "Page 3 Advertisements Column 4," 1872.

⁴⁵⁷ Evening Post.

⁴⁵⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 477. See also the history on 9, 11 and 13 Parliament Street

⁴⁵⁹ Evening Post, "Untitled."

⁴⁶⁰ "Wise's Post Office Directory 1885-1886"; LINZ, "A1230, Wellington Land District."

⁴⁶¹ LINZ, "A1230, Wellington Land District."

⁴⁶² LINZ, "RT WN110/231"; "Wise's Post Office Directory 1894-1895"; "Wise's Post Office Directory, 1900."

⁴⁶³ LINZ, "RT WN110/231."

⁴⁶⁴ "Wise's Post Office Directory 1913."

⁴⁶⁵ LINZ, "RT WN125/92"; LINZ, "RT WN415/116."



few afterwards. In 1980 Hawkes Repiling repiled the house and, that same year, builder W H J Baillie reinstated the chimney.

The residence is now L-shaped, and the original four-room cottage is contained within the front and rear additions. The symmetrical dwelling is clad in rusticated weatherboards. The front elevation contained symmetrical double box bay windows, with a covered verandah between leading to the panelled front door with glazed panels. The lean-to extension to Hill Street has casement windows and fanlights with trellis leadlights. There is also a lean-to extension at the rear. The roof is corrugated metal.



9, 11 and 13 Parliament Street⁴⁶⁶



Originally part of Town Acre 522, Lot 12 was created following subdivision.⁴⁶⁷ By the early 1870s it was owned by Samuel Levy along with much of the Town Acre.⁴⁶⁸

In August 1872 volunteer fireman John Guilford was killed fighting a fire on board a ship berthed at Queen's Wharf.⁴⁶⁹ Guilford left his wife Frances (Franny, nee McCafferty) and three young children: "a man occupying a very humble position in life, with probably few friends of any kind, and none of them influential".⁴⁷⁰ The Wellington community rallied around the new widow. A fundraising campaign began in August and in December tenders were advertised for the erection of a cottage in Parliament Street "for the widow of the late Fireman Guilford".⁴⁷¹ In January 1873 Lot 3 (6 Parliament Street) was purchased from Samuel Levy by J Dransfield and others. A house was built on Lot 3 which Franny lived in, as indicated by directories, until it was sold in 1901. However, in April 1873 Lot 12 (present day 9, 11 and 13 Parliament Street) was also purchased by J Dransfield and others for the benefit of Franny and her children.⁴⁷² As architect Charles toward designed the four-roomed cottage at 6 Parliament Street, the same design may have been used for the dwelling on Lot 12 (crossing the boundary between 9 and 11 Parliament Street). Certainly, Thomas Ward's 1891 plan shows both dwellings were simple rectangles with four rooms. It is also likely that the dwelling on Lot 12 was built in 1873.



Frances leased the dwelling on Lot 12. Dransfield was the trustee, and he was responsible for collecting the rent and passing it on to Franny, who would then give him a receipt to show the other trustees.⁴⁷³ Franny and her second husband, William French, continued to live at 6 Parliament Street until 1901 when Franny sold both 6 and 9 Parliament Street to John Richards of Te Whānganui-a-Tara Wellington and Lewis Moss of Sydney, Australia.⁴⁷⁴ Almost immediately they sold the dwelling on Lot 12 to Kate Eliza Kelly.⁴⁷⁵ In 1903 she sold the property to David Cuddie and David Dickie.

Cuddie and Dickie leased the property until 1908, when they applied for a building permit to erect three dwellings on Lot 12. The application granted, the existing 1873 cottage was demolished, and three dwellings were erected by builders Meyer and Illingworth at 9, 11 and 13 Parliament Street. The dwellings were two-storied and clad in weatherboard. The houses at 9 and 11 Parliament Street were joined, appearing to be one dwelling. In 1909, presumably after the dwellings were erected, Cuddie transferred his share of the properties to Dickie.⁴⁷⁶

Dickie leased all three dwellings until 1914 when he sold the properties to Francis Duncan, a Tāmaki Makaurau Auckland farmer.⁴⁷⁷ In 1921 Lot 12 was subdivided into Lot 1 (9 Parliament Street), Lot 2 (11 Parliament Street) and Lot 3 (13 Parliament Street).⁴⁷⁸ In 1926 Lot 1 was sold to Sarah and James Pridmore, and Lot 2 to Evelyn Alves.⁴⁷⁹ Lot 3 appeared to have been retained by Dickie. The Pridmores and Evelyn Alves both lived in the dwellings and in 1929 the Pridmores received a Council permit to erect a porch.

⁴⁶⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁶⁷ LINZ, "A1230, Wellington Land District."

⁴⁶⁸ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

⁴⁶⁹ Wellington Independent, "Ninth Annual Report of the Wellington Volunteer Fire Brigade."

⁴⁷⁰ Wellington Independent, "The Death of Fireman Guilford."

⁴⁷¹ Evening Post, "Page 3 Advertisements Column 4," 1872.

⁴⁷² LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 486.

⁴⁷³ Evening Post, "Untitled."

⁴⁷⁴ LINZ, "RT WN110/231"; "Wise's Post Office Directory 1894-1895"; "Wise's Post Office Directory, 1900."

⁴⁷⁵ LINZ, "RT WN114/40."

⁴⁷⁶ LINZ.

⁴⁷⁷ LINZ.

⁴⁷⁸ LINZ, "DP 5571, Wellington Land District."

⁴⁷⁹ LINZ, "RT WN292/272."



As the three dwellings passed through various private hands in the course of the century, they remained relatively unmodified: until the 1960s. The Wellington Motorway expansion project saw numerous properties brought, including 13 Parliament Street. Like other dwellings in the vicinity, it was demolished to make way for a proposed offramp that never materialised. 9 and 11 Parliament Street were spared demolition. In 1965 Council-permitted alterations were made to the dwellings. This may have seen the addition of lean-tos at the rear. J Gamble was the contractor. In 2005, 9 Parliament Street was partially repiled and an inbuilt fireplace was installed.

Today the 1908 Edwardian building comprising 9 and 11 Parliament Street, is a double-storey dwelling, symmetrical on the street-facing elevation. There is a door to the left, but the symmetrical rhythm is retained. It is clad in rusticated weatherboards with corner boards. The two residences are separated by a fire wall that presents as a parapet above the roof finish. The parapet includes a bracket with vermiculation detail. The hipped roofs are corrugated metal, with eaves brackets. The windows are double-hung sashes with single lights. Timber brackets sit below the windowsills. More recent landscape modifications include off-street parking, planting and a pergola.



10 Parliament Street⁴⁸⁰



Originally part of Town Acre 522, Lot 5 was created following subdivision.⁴⁸¹ By the mid-1860s it was owned by Samuel Levy along with much of the Town Acre.⁴⁸² In 1868 Daniel Collins purchased Lot 5 from Levy, the same year he married Ellen Ladd.⁴⁸³ Daniel took out a mortgage one month later, perhaps indicating the Collins' were borrowing money to build their first home. The 1870-1871 electoral roll, which was likely collated in 1869, shows Daniel living in Parliament Street. Their home, then, dates to between 1868 and 1870.

Perhaps to help make ends meet, in 1874 the Collins rented out "two unfurnished rooms, off Hill street, in Parliament street, to two single men, or married couple without family. Apply, Mrs Collins, on the premises."⁴⁸⁴ Daniel died in 1877, aged 46, and the property transferred to Ellen.⁴⁸⁵ Lot 5 was larger than the surrounding lots and another dwelling was built on the southern half of the Lot. The two-storied, seven-roomed dwelling was likely erected by 1879 when Ellen advertised a four-roomed cottage to rent in Parliament Street, indicating she was leasing 10 Parliament Street. Directories indicate, however, that Ellen remained at 10 Parliament Street and the dwelling at 12 Parliament Street, as it would become, was leased to various tenants from 1879.⁴⁸⁶



Ellen continued to live at Parliament Street, raising her three young children. By 1891 her home, originally a four-roomed dwelling, was recorded as six-roomed. The main cottage was a simple square, and a long, narrow lean-to ran along the northern boundary of the property.

In 1903 additional private drainage connections were laid, indicating alterations or additions to the dwelling, likely in the kitchen, bathroom and/or laundry area. The contractor was Mr Salmon. Ellen was still living at Parliament Street when her eldest son, Daniel John (“General”) Collins died there in 1911.⁴⁸⁷ Ellen died at Parliament Street in 1922, aged 81. Ellen’s son Henry (Paddy) Collins remained living at 10 Parliament Street, dying there in 1927.⁴⁸⁸ Henry’s widow, also named Ellen, retained possession of the property.⁴⁸⁹ Ellen died in 1946 and the property, after almost eighty years, was finally transferred from Collins’ family ownership.

In 1948 the new owner, Miss E Watt applied for a Council permit to alter the dwelling. The contractor was J T Williamson. In 1959 then owner, C W Salmon, was issued a permit to undertake unspecified dwelling alterations. The contractor was Mr Brown. In 1971 the cottage was purchased for the purposes of motorway expansion but fortunately was not demolished.⁴⁹⁰ In 1987 it was returned to private ownership.⁴⁹¹ In 1995 there were further unspecified alterations. In 1997 the original Lot was subdivided and the rear of 10 Parliament Street the rear of the property became part of 12 Parliament Street. The section was reduced by approximately one third.⁴⁹² In 2009 there were further renovations. Architect Richard Naish designed the renovations, which included removal of the fireplace, the installation of a cavity slider to the bedroom and moving the bathroom.

The original dwelling presents as a simple rectangular-plan cottage, with a modern extension at the rear. It is clad in plain lapped weatherboards, with corner boards.

⁴⁸⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁸¹ LINZ, “A1230, Wellington Land District.”

⁴⁸² LINZ, “Deeds Index - Town of Wellington - Folio 355 to Folio 711,” 522.

⁴⁸³ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 141.

⁴⁸⁴ Evening Post, “Page 3 Advertisements Column 7,” 1874.

⁴⁸⁵ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 141.

⁴⁸⁶ “Wise’s Post Office Directory 1880-1881”; Evening Post, “Page 3 Advertisements Column 7,” 1879.

⁴⁸⁷ Evening Post, “Deaths,” 1911.

⁴⁸⁸ Evening Post, “Deaths,” 1927.

⁴⁸⁹ LINZ, “RT WN401/22.”

⁴⁹⁰ LINZ.

⁴⁹¹ LINZ, “RT WN30D/50.”

⁴⁹² LINZ, “DP 85326, Wellington Land District.”



The corrugated metal roof has gable ends. A verandah extends across the front façade, supported by timber posts with chamfered edges. Double leafed glazed doors sit either side of the panelled front door, with glazed upper panels. The whole site is elevated in relation to the street and is separated from the street by a picket fence.



12 Parliament Street⁴⁹³



Originally part of Town Acre 522, Lot 5 was created following subdivision.⁴⁹⁴ By the mid-1860s it was owned by Samuel Levy along with much of the Town Acre.⁴⁹⁵ In 1868 Daniel Collins purchased Lot 5 from Levy, the same year he married Ellen Ladd.⁴⁹⁶ Daniel took out a mortgage one month later, perhaps indicating the Collins' were borrowing money to build their first home. The 1870-1871 electoral roll, which was likely collated in 1869, shows Daniel living in Parliament Street. Their home, which would later appear as 10 Parliament Street, dates to between 1868 and 1870.

Perhaps to help make ends meet, in 1874 the Collins rented out “two unfurnished rooms, off Hill street, in Parliament street, to two single men, or married couple without family. Apply, Mrs Collins, on the premises.”⁴⁹⁷ The rooms were probably in their home at 10 Parliament Street, given Ellen was “on the premises”. Daniel died in 1877, aged 46, and the property transferred to Ellen.⁴⁹⁸

Lot 5 was larger than the surrounding lots and another dwelling was built on the southern half of the Lot; present-day 12 Parliament Street. The seven-roomed dwelling was erected by 1879 when Ellen advertised a four-roomed cottage to rent in Parliament Street; likely 10 Parliament Street. Directories indicate, however, that Ellen remained at 10 Parliament Street and the dwelling at 12 Parliament Street, as it would become, was leased to various tenants from 1879.⁴⁹⁹ It is also possible, however, that the dwelling was built while Daniel was still alive, given the large undertaking presented by building a two-storied house on a widow's modest means. From the various pieces of available evidence, the house at 12 Parliament Street likely dates from the mid to late 1870s.



In William Potts' 1885 lithograph of the area, the simple two-storied residence was visible rising above its single-storied neighbours. That same year, Ellen advertised "to Let, Ashby House, containing eight rooms; bath, gas and water, every convenience, view unequalled."⁵⁰⁰ In 1891, Ashby House, as it continued to be called, was recorded as a long rectangular property, two-storied with seven rooms. In 1895 additional drainage connections were laid indicating additions or alterations to the house, likely in the kitchen, bathroom or laundry areas.

By 1914 the house had seen a number of tenants, but it was about to be occupied by its longest serving. In 1914 Julia Freyberg, mother of five sons including Lieutenant-General Bernard Cyril Freyberg, took the lease of 12 Parliament Street. She remained there until 1935, dying a year later aged 83. The property remained in the Collins' family hands until 1946, after which time it was sold.⁵⁰¹

In 1956 two garages were added and dwelling alterations were undertaken by contractors Bryant & Tynan. A retaining wall was built in 1962 by builder H M Anderson. In 1971 the dwelling was purchased for the purposes of motorway expansion but fortunately was not demolished.⁵⁰² In 1984 it was returned to private ownership.⁵⁰³ In 1987 there were unspecified Council-permitted additions and alterations, but likely included the addition of a conservatory. In 2007 further alterations included replacing the existing conservatory and roof glazing.

The dwelling at 16 Parliament Street has been modified, particularly from the street frontage. The house is a two-storied, simple hipped roof wooden dwelling. It is clad in plain lapped weatherboards, with corner boards and a corrugated metal roof. The windows are a combination of double-hung sash windows with single panes, and casement windows. The rising ground in front of the dwelling has been removed to provide space for a garage. The roof of the garage provides a verandah for a modern conservatory area, which is partially glazed and partially clad in

⁴⁹³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁴⁹⁴ LINZ, "A1230, Wellington Land District."

⁴⁹⁵ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

⁴⁹⁶ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 141.

⁴⁹⁷ Evening Post, "Page 3 Advertisements Column 7," 1874.

⁴⁹⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 141.

⁴⁹⁹ "Wise's Post Office Directory 1880-1881"; Evening Post, "Page 3 Advertisements Column 7," 1879.

⁵⁰⁰ Evening Post, "Page 3 Advertisements Column 7," 1885.

⁵⁰¹ LINZ, "RT WN401/22."

⁵⁰² LINZ.

⁵⁰³ LINZ, "RT WN26D/144."



weatherboard. Steps adjacent to 10 Parliament Street lead to a gate and covered entrance verandah. At the rear is a single-storied, low lean-to which appears to be in three sections. Despite the modern additions, the original 1870s dwelling remains and retains an important degree of integrity.



12A Parliament Street

12A Parliament Street was identified by Wellington City Councils' Cultural Heritage Team after the initial research on the Ascot Street Heritage Area was completed by Heritage New Zealand Properties Ltd. The property has been subsequently added to the draft district plan as a contributor to the heritage values of the Ascot Street Heritage Area.

A heritage evaluation report on this property will be completed in due course.



14 Parliament Street⁵⁰⁴



Originally part of Town Acre 522, Lot 6 was created following subdivision.⁵⁰⁵ By the mid-1860s it was owned by Samuel Levy along with much of the Town Acre.⁵⁰⁶ In 1868 Levy sold Lot 6 to Thomas Smith.⁵⁰⁷ Smith appears in the 1873-1874 electoral rolls as owning the land in Parliament Street, but there is no record of a dwelling.⁵⁰⁸ Smith held the land until 1873 when he sold it to George Bolton. By 1880 Bolton, a "shingler", was living in Wingfield Street. There is no record of him living in Parliament Street.⁵⁰⁹ Bolton held the land in Parliament Street for almost ten years, selling the Lot in 1882 to Francis Sherriff.⁵¹⁰ A dwelling was on site by 1882 as Sherriff was recorded as living in Parliament Street that year.⁵¹¹ Sherriff remained at Parliament Street until 1885 when he advertised a sale of his household effects, as he was "giving up housekeeping".⁵¹² The sale was taking place at his residence Aldringham Cottage in Parliament Street. The house was a significant size including a drawing room, dining room, bedrooms and kitchen.⁵¹³ He sold the cottage to William/Wilhelm Sievers.⁵¹⁴ Sievers farmed at Mākara and leased the Parliament Street property to William Miles Maskell in 1886, the same year William married his second wife Alice McClean.⁵¹⁵ William was the University of New Zealand Registrar. In 1891 the Maskell's home was recorded as a long seven-roomed dwelling with a verandah facing Parliament Street. A long narrow outbuilding ran the width of the section at the rear of the house. In 1897 additional drainage connections were



made which may indicate alterations or additions to the dwelling. William and Alice lived at Parliament Street until his death, following an operation, in 1898.⁵¹⁶

In 1900 William Sievers retired and moved into the Parliament Street house. One of his daughters lived at 16 Parliament Street, Mrs Gustav Poll. William died aged 87, at 14 Parliament Street in 1909.⁵¹⁷ In 1910 the Sievers estate sold the property to Mrs Ellen Healey who lived at 12 Parliament Street.⁵¹⁸ In 1919 Healey sold the property, after which time it passed through the hands of various owners who generally leased the property to tenants.⁵¹⁹

In 1956 there were unspecified alterations to the dwelling. In 1966 the property was purchased for the purpose of motorway expansion.⁵²⁰ Fortunately, the house survived demolition and was returned to private ownership in 1987.⁵²¹ In 2019 internal alterations were undertaken. New windows and doors were installed, and the porch was reinstated.

Today the dwelling at 14 Parliament Street is a mix of styles. It first appears in the records in 1882 but has the appearance of an 1860s construction. The cottage is in three sections, each with gable roofs. It is clad in weatherboards, except for the rear elevation which is covered with exterior board. The verandah, recorded in 1891 on the front elevation, has been enclosed. A bay window may have been added some time after construction. Corbels line the top of the bay window, which contains double-hung sash windows. From Parliament Street, then, the dwelling appears a single bay villa. Turning the corner into the right of way, the dwelling assumes the

⁵⁰⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁰⁵ LINZ, "A1230, Wellington Land District."

⁵⁰⁶ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

⁵⁰⁷ LINZ, 522; LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 145.

⁵⁰⁸ "Electoral Roll, Wellington, 1873-1874."

⁵⁰⁹ "Electoral Roll, Wellington, 1880-1881."

⁵¹⁰ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 145.

⁵¹¹ "Wise's Post Office Directory 1873-1874."

⁵¹² Evening Post, "Page 3 Advertisements Column 4," 1885.

⁵¹³ Evening Post.

⁵¹⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 145.

⁵¹⁵ "Wise's Post Office Directory 1887-1888."

⁵¹⁶ Evening Post, "Obituary," 1898.

⁵¹⁷ New Zealand Times, "Personalia."

⁵¹⁸ "Wise's Post Office Directory 1915."

⁵¹⁹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 145.

⁵²⁰ LINZ, "RT WN401/24."

⁵²¹ LINZ, "RT WN30D/451."



style of an earlier workers' cottage. The front section meets the middle section and both the weatherboards, and the gable roof lines do not line up. As the street rises, the third section extends further towards the street than the middle portion. It is lower than the first two sections, and the windowsills are only just above the street level. Its shallow gable roof is hidden behind the wall elevation. The middle and rear sections have the appearance of a small, unplanned 1860s cottage. Perhaps the front portion was added later, certainly by 1882 when Sherriff had a dwelling of several rooms. The dwelling is an interesting collection of sections, which appear to pre-date 1882, when it first emerges in the records. Despite additions and alterations, it lends an important character and integrity to the surrounding streetscape.



16 Parliament Street⁵²²



Originally part of Town Acre 522, Lot 7 was created following subdivision.⁵²³ By the mid-1860s it was owned by Samuel Levy along with much of the Town Acre.⁵²⁴ In 1868 Levy sold Lot 7 to Johnson. In 1871 it passed to Warburton; in 1876 to Bolton; and to Gustav Poll in 1879.⁵²⁵ Gustav/Gustaf was a messenger by trade and the 1880-1881 Electoral Roll shows him as a resident of Parliament Street. The original house then, was built by 1879. In 1891 Thomas Ward recorded the dwelling as seven-roomed with a verandah running along the front elevation. Gustav lived at 16 Parliament Street until 1916 after which time it was sold. It passed through a series of private hands and was leased to various tenants.⁵²⁶ In 1967 the property was purchased for the purposes of motorway expansion and demolished.⁵²⁷ By 2002 the land had been returned to private ownership and a new house was built in 2004.

⁵²² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵²³ LINZ, "A1230, Wellington Land District."

⁵²⁴ LINZ, "Deeds Index - Town of Wellington - Folio 355 to Folio 711," 522.

⁵²⁵ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 205.

⁵²⁶ LINZ, 205.

⁵²⁷ LINZ, "RT WN401/26."



192 Sydney Street West⁵²⁸



Originally Lot 1, Part of Town Acre 520, the first record of title was issued in 1874 to Adolph Julius Swanson (1833-1916). By the end of the nineteenth century the Lot would have three houses on site, but the first dwelling was likely present-day 192 Sydney Street. Swanson is recorded living in Glenbervie Terrace, as it was known at the time, in 1874.⁵²⁹ It is likely then that there was already a cottage on site when Swanson purchased the land. The Swansons would later build the cottage now at 194a Sydney Street and reside there, renting out the 1860s/1870s dwelling.⁵³⁰ In 1891 Thomas Ward recorded the dwelling had six rooms with two bay windows and an outbuilding at the rear with a shingle roof.

In 1916 Adolph died and the property passed to his wife, Mary. The land was then subdivided into three lots. 192 Sydney Street was subdivided as Lot 3 which was purchased in November 1916 by Lionel Wilfred Hill, a bricklayer.⁵³¹ The house remained in Hill family hands and, by 1957, was used as a rental property. That year the State Advances Corporation of New Zealand complained to the Council about the state of the property and the repair and maintenance issues.⁵³² This likely prompted the Hill family to sell 192 Sydney Street West in 1958.

Alterations and additions were carried out in 1958 and in 1987, when two attic bedrooms with dormer windows were constructed. The roofline was raised 0.8m, recycled wooden windows added, various internal alterations made, and a garage/carport was added on the northern boundary. In 1993 an addition was made



to the rear of the dwelling which contained two rooms, one on top of the other, for use as an artist studio and photographic dark room.

Today the 1870s rusticated weatherboard cottage is one and a half storeys at the front. The gable end corrugated metal roof includes dog-house styled dormers with casement windows (three rows of three lights). A brick chimney runs up the northern elevation. The street elevation includes a faceted bay window including double-hung sashes, each with a singled light. There is also a boxed bay window with casement sashes. The porch at the front entrance is the same style as the dormers. The grounds include a carport, landscaped gardens, and a picket fence.

⁵²⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵²⁹ "Wise's Post Office Directory, 1875-1876." The information for the directory was gathered the year before, in 1874.

⁵³⁰ "Wise's Post Office Directory, 1900."

⁵³¹ LINZ, "RT WN243/204."

⁵³² Wellington City Council, "Condition of Premises: 192 Sydney Street West, State Advances Corporation."



194 Sydney Street West⁵³³



Subdivided as Lot 1, Part of Town Acre 520, the first record of title for 194 Sydney Street was issued in 1874 to Adolph Julius Swanson (1833-1916). A carter by trade, the 1875-1876 directory recorded Swanson living in Glenberrie Terrace. As the information for the directories was gathered the year before, then Swanson was residing on Lot 1 by October 1874. He purchased the land in September 1874 indicating some kind of dwelling was already on the land—likely the cottage now at 192 Sydney Street which appears to be an 1860s dwelling. In 1877 Swanson took out a mortgage which was likely used to build the second cottage on Lot 1; now at 194A Sydney Street West.⁵³⁴ Both these cottages were recorded on Thomas Ward's 1891 survey but the area of land at 194 Sydney Street West was open ground. In 1897 a building permit and drainage connection application was made by Swanson to the Council. He added a third dwelling on his land, hiring contractors Farish and Hurch to undertake the works.⁵³⁵ Thomas Ward's updated 1900 mapshowed the new dwelling to be nine rooms, two-storied, with a curved bay window on the front elevation and a small verandah at the rear. The 1900 directory showed the Swansons were living at present day 194A Sydney Street and renting out the other dwellings on the site.



In 1916 Adolph died and the property passed to his wife, Mary. The land was then subdivided into three lots. 194 Sydney Street was subdivided as Lot 2 which was purchased in October 1916 by William Hutton Stevens, who was already renting the property.⁵³⁶ The house remained in the Stevens' family until 1968. It is believed that both Michael Joseph Savage and John A Lee boarded in this house⁵³⁷.

By 1910 a porch had been added with ornamental moulding matching the bay window. This has since been changed to timber slats. No modifications were permitted by Council until music student Richard King, owned the house, adding two casement windows that matched the originals, to the north elevation.

Today the 1897 villa is clad in rusticated weatherboards with corner boards. The corrugated metal roof has ornamental brackets under the eaves on the front façade. The chimney is rendered. There are faceted bow and box bay windows with coloured glass. The box bay also serves as an entrance porch with decorative timberwork. All windows are casement sashes with fanlights, some of which are leadlights. The upper-level windows on the front façade feature a hood. The window above the faceted bow includes decorative brackets under the sill. The windows on front elevation feature fanlights. The footprint appears original to 1897, with the addition of an entrance porch, and the exterior retains a high degree of integrity.⁵³⁸

⁵³³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵³⁴ LINZ, "RT WN3/298."

⁵³⁵ Wellington City Council, "Glenbervie Terrace [194 Sydney Street West], Dwelling."

⁵³⁶ LINZ, "RT WN3/298."

⁵³⁷ Wellington Historic Places, "Wellington Mayoral Candidates (2016 Election)"; Robbers and Harcourts Team Wellington, "194 Sydney Street West, Thorndon."

⁵³⁸ Robbers and Harcourts Team Wellington, "194 Sydney Street West, Thorndon."



194A Sydney Street West⁵³⁹



Originally Lot 1, Part of Town Acre 520, the first record of title was issued in 1874 to Adolph Julius Swanson (1833-1916). A carter by trade, the 1875-1876 directory recorded Swanson living in Glenbervie Terrace. As the information for the directories was gathered the year before, then Swanson was residing on Lot 1 by October 1874. He purchased the land in September 1874 indicating some kind of dwelling was already on the land. In 1877 Swanson took out a mortgage which could have been used to either build a new cottage or extend the existing one.

The following is taken from Heritage New Zealand Pouhere Taonga's List entry 'Rita Angus Cottage', List No. 2291

The cottage passed through a number of hands before being sold to Rita Angus in 1955. Between 1955 and 1970, when the cottage was the home of Rita Angus, it has gained so much of its importance and significance as a piece of the artistic and cultural history of Aotearoa New Zealand. Rita Angus, born in 1908 in Heretaunga Hastings, is one of Aotearoa New Zealand's pioneering artists, bringing urban and industrial scenes to the foreground in place of the picturesque landscapes in fashion previously.

The cottage is simple and typical of the 1870s. Built in rustic weatherboard, the cottage has corner cover boards, with timber double-hung windows and panelled doors. There is a small basement space under the studio at the front, while the kitchen is in the back. The studio faces forward on the left of the cottage, while the verandah is on the right. The verandah is unusual in that it has steps up at one end, and access to the front door at the other. The cottage is composed of three main rooms—the studio, a bedroom and a living room. The kitchen is in a small lean-to off the living room and there is a bathroom, which was brought inside around 1972.



There are two outbuildings on the property; one housed the bathroom until 1972, the other is a geodesic dome built around 1972, after Angus' death.

The almost wild nature of the gardens and the magnolia tree (*Magnolia Soulangiana*) are important aspects of the cottage's history. The magnolia is one of the oldest of its kind in Te Whānganui-a-Tara Wellington and is listed as a protected historic tree by the Wellington City Council. The magnolia featured in several of Angus' works, making it not only a tree of importance to the landscape of the cottage, but also to the historical and artistic values of the property.

The importance and influence of Angus' surroundings can immediately be seen in her works from her time at the cottage. Angus named the cottage Fernbank Studio, and it was there that she painted many of her most important works. Examples include *Self Portrait with Fruit* in 1961, which depicts Angus, the cottage and the magnolia tree, and *Untitled, Artists Studio* in 1961-3, which depicts a stark presentation of her own home and workspace.

Major developments occurred in her career while Angus was living in the Sydney Street cottage, including her first solo exhibition in 1957 and being awarded an Association of New Zealand Art Societies Fellowship. This period marks a growth in Angus' confidence in herself as an artist, and her attachment to the cottage, to Thorndon and to Te Whānganui-a-Tara Wellington as a whole. This confidence is evident in works such as *Houses, Thorndon, Wellington* from 1964.

The simple cottage hidden away down a narrow path suited the lifestyle that Angus loved. Angus' friend Frederick Page described the simple cottage as 'a hidden house with a magnolia tree, one of those places that could turn up in a story...there was a touch of magic about it, mystery even, as though one day you could go and it wouldn't be there'.

In the years following Angus' death in 1970, the cottage passed to her family and was a rental property until 1984. During this time, the cottage was at risk of demolition so that townhouses could be built, but, due to the poor access to the site, considerable protest from surrounding property owners, as well as letters in support of the retention of the cottage from well-known artists such as Colin McCahon, this did not go ahead. In 1976, new zoning put in place by the Wellington City Council

⁵³⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.



aimed to protect the special character of the Sydney Street West, Tinakori Road, and Hill Street area by preserving the existing buildings and limiting new developments. This zoning was the first of its type in Aotearoa New Zealand.

This recognition of the special nature of the landscape and the importance of the cottage prompted the Thorndon Trust to purchase the cottage and secure its future. Restoration of the cottage began in 1984. The cottage was re-piled, re-roofed, re-wired, re-floored, had new plumbing, kitchen fixtures put in as well as having general repairs carried out and throughout all of this the cottage has been kept 'as it was when Rita lived in it'.

The cottage is now used as an artist's residence so that Aotearoa New Zealand artists can continue to be influenced by the cottage, the magnolia and the Te Whānganui-a-Tara Wellington landscape, drawing inspiration from Angus' muse.



196 Sydney Street West⁵⁴⁰



In 1876 Benjamin Smith, a land agent, purchased Lot 23 Town Acre 518.⁵⁴¹ In 1878 the land was sold to Alexander McColl (1829-1880), a lithographer. He and his wife Jessie had one child, Mary, born in 1872. McColl took out a mortgage with Smith on purchasing the property but died intestate in 1880. The family remained living in the cottage on site until at least June 1881 when Jessie sold the whole of the household furniture, likely in preparation for moving.⁵⁴² In 1882 McColl's estate transferred to David Ross of Dunedin, a lithographer and printer, who likely had some kind of familial tie to the McColls.⁵⁴³

In 1891 the cottage was recorded as five rooms and single-storied. It was extended during the 1890s and by 1900, when Thomas Ward updated his map, a verandah has been added on the front elevation, and the house had almost doubled in size with an addition on the south-west elevation. While the house was rented out during the 1880s, by the mid-1890s David Ross had moved from Waihopai Invercargill to 196 Sydney Street.

In 1907 Alexander McColl's daughter Mary married William Thompson Gordon, private secretary to Sir James Carroll of the 'Native Department'.⁵⁴⁴ That same year permits were lodged with the Council by the 'owners' of the Sydney Street house, William and Mary Gordon, for the erection of a new residence. John S. Swan was the architect of the substantial new dwelling. Swan advertised in July 1907 for the



purchase and removal of the existing residence and tenders for the erection of a new residence in Sydney Street⁵⁴⁵ The plans show drawing, dining and breakfast rooms on the ground floor combined with a large kitchen and scullery. Upstairs were four bedrooms, a bathroom and large linen cupboard. Only the existing outbuilding containing the water closet was retained.

The directories from 1908 record both David Ross and the Gordons living in the new house. In 1912 ownership of the house was officially transferred to Mary Gordon.⁵⁴⁶ William Gordon died in 1913, aged 39, leaving Mary and two children, Lyndsay Hinemanuhiri and Douglas. Mary rented out the dwelling until 1915 when she returned to Sydney Street. In 1929 she sold 196 Sydney Street to Francis Edward Duggan; until then, the land had been in the family hands for over 50 years.

In 1978 the house went under a major alteration when it was converted into four self-contained flats by the owner J T Duggan. Two were on the ground floor and two on the first floor. The exterior appears to have been left intact during the alterations. Today the timber dwelling makes an elegant contribution to the streetscape. Two-storied and overlooking the surrounding houses, 196 Sydney Street is more ornamental and less symmetrical than the surrounding cottages. The architectural pedigree of the house is shown in its elegant refinement. The roof is gabled on the front elevation and hipped at the rear. Two bay windows project outwards, one on the corner of the house looking towards the city. The degree of interior integrity has been affected by the creation of four flats, but the exterior remains the elegant dwelling designed for the Gordons in 1907.

The dwelling is a two-storied corner angle bay villa, clad in rusticated weatherboards with corner boards. The corrugated metal roof includes decorative brackets on the underside of the eaves. The left-hand side bay features a box bay window. Its windows are double-hung with fanlights of coloured glass. The windows are generally double-hung sashes. Those on the upper floor include two rows of two lights in the top sash. Windows are configurated in pairs and triples. There is some

⁵⁴⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁴¹ LINZ, "DP 32, Wellington Land District."

⁵⁴² New Zealand Times, "Page 4 Advertisements Column 1."

⁵⁴³ LINZ, "RT WN7/74."

⁵⁴⁴ Hutt Valley Independent, "Obituary."

⁵⁴⁵ New Zealand Times, "Page 8 Advertisements Column 8"; New Zealand Times, "Page 7 Advertisements Column 5."

⁵⁴⁶ LINZ, "RT WN7/74."



decorative timberwork below the sills of the angle bay window. A picket fence on a low wall separates the dwelling from the street.



200 Sydney Street West⁵⁴⁷



In 1876 Lot 1, Town Acre 518, was purchased by Richard Tuckwell.⁵⁴⁸ It is possible a cottage was already on site, since the previous owner or lessee, William Pickering, had built a number of cottages which were then leased.⁵⁴⁹ Tuckwell also leased and built cottages for rental purposes. The cottages at present-day 202 and 204 Sydney Street were just two other examples of his investment properties. As both Tuckwell and Pickering followed the same investment strategy, and given the dearth of available records, it is difficult to date the dwelling at 200 Sydney Street. It could have been built in the 1850s/1860s by Pickering or the 1870s by Tuckwell. The rate records for the period do not provide precise locations, and the changing street names are an additional complication. There were, however, several cottages built in the area during the 1860s owned by Pickering and the 1876 rates records show thirteen houses on Town Acre 518.

Thomas Ward's 1891 survey recorded the single-storied dwelling as L-shaped, with four rooms and a lean-to at the rear. There was also a narrow outbuilding beside the lean-to at the rear of the section. In 1897 and 1898 the Tuckwell estate divested itself of most of its properties and 200 Sydney Street West was purchased by Elizabeth and David Scanlon.⁵⁵⁰ They also purchased the dwelling at present-day 202 Sydney Street West, which became their family home. This cottage was leased. The Scanlons only held the property until 1901, when it was purchased by George and Sarah Johnson. In 1905 the Johnsons sold to Emily Weiss, a wine merchant in Willis Street.⁵⁵¹ Emily leased the dwelling until 1934 after which time it passed through various private hands.⁵⁵²

The cottage was modified likely in the early twentieth century to include two bay windows.⁵⁵³ The narrow shed at the rear was also added to and incorporated into



the dwelling. No Council-permitted modifications were recorded until 1974 when the dwelling was re-piled. In 1983 there were alterations to the rear of the cottage to improve kitchen, laundry and bathroom facilities. In 2020 a major refit was undertaken. Interior walls were removed, and lintels and beams added to support the roof. The bathroom was renovated, and the hot water cylinder moved. All interior walls were relined, allowing for the installation of insulation.

At first glance, the dwelling at 200 Sydney Street West appears to be a villa due to the bay windows, but in fact dates to the 1860s or 1870s. It is a construction designed to take up most of the small triangular corner section, although the dwelling is set back from the primary corner. It is a L-plan cottage with lean-to extensions. The gable roof is clad in short-run corrugated metal. A small narrow casement window sits in the gable end facing the primary corner. The elevations facing Sydney Street West and the primary corner are clad in rusticated weatherboards with corner cover boards. The main entrance is off Ascot Street. Weatherboards in this area and the opposite gable end are plain lapped. A lean-to extension with plain lapped weatherboards in keeping with those in the gable ends is located to the rear of the residence and along Ascot Street. This extension features casement windows and a corrugated metal roof. Lapped weatherboards are narrower than the rusticated ones and may be more recent. Below the dwelling, spaced horizontal battens run below the bottom rail to allow for air flow.

The front door, accessed from Ascot Street, is framed, ledged and battened and includes a glazed panel in the upper section. There is a fanlight above the door. A faceted bay window sits on the primary corner. It has single-light double-hung sash windows. The faceted bay has a flat roof concealed behind a parapet. On the Sydney Street West gable end elevation, is a double box bay window with a near flat corrugated metal roof. It includes double-hung sash windows with single lights. Beside the box bay is a double-hung sash with two lights. A low timber fence, reminiscent of a picket fence, lines the street frontages. While the integrity of the

⁵⁴⁷ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁴⁸ LINZ, "RT WN7/156." He also purchased Lots 2 and 3.

⁵⁴⁹ Wellington Independent, "Page 2 Advertisements Column 1," 1857; Wellington Independent, "Page 6 Advertisements Column 4"; Wellington Independent, "Page 3 Advertisements Column 5."

⁵⁵⁰ LINZ, "RT WN96/42."

⁵⁵¹ LINZ; "Wise's Post Office Directory 1907."

⁵⁵² LINZ, "RT WN441/105."

⁵⁵³ The updated Thomas Ward map c.1892-1900 records the same layout as the 1891 map, indicating the changes were early twentieth century.



dwelling has been affected, it still makes a strong contribution to the character of the area.



202 Sydney Street West⁵⁵⁴



The cottage at 202 Sydney Street West sits on Lot 2, Town Acre 518.⁵⁵⁵ In 1876 Lot 2, Town Acre 518, was purchased by Richard Tuckwell.⁵⁵⁶ It is possible a cottage was already on site, since the previous owner or lessee, William Pickering, had built a number of cottages which were then leased.⁵⁵⁷ Tuckwell also leased and built cottages for rental purposes. The cottages at present-day 200 and 204 Sydney Street were just two other examples of his investment properties. As both Tuckwell and Pickering followed the same investment strategy, and given the dearth of available records, it is difficult to date the dwelling at 202 Sydney Street. It could have been built in the 1850s/1860s by Pickering or the 1870s by Tuckwell. The rate records for the period do not provide precise locations, and the changing street names are an additional complication. There were, however, several cottages built in the area during the 1860s owned by Pickering and the 1876 rates records show thirteen houses already on Town Acre 518.

The cottage on Lot 2, present day 202 Sydney Street West, remained in Tuckwell's ownership and was leased. After Tuckwell's death in 1881, his estate continued to manage the property until 1897-1898 when the estate was sold.⁵⁵⁸ In 1898 the cottage was purchased by Elizabeth and David Scanlon as their family home.⁵⁵⁹ David was a labourer and Elizabeth fulfilled "domestic duties".⁵⁶⁰

In 1903 the Scanlons sold the property to William Haydon, a mariner, and his wife Sarah. The couple raised their two sons in the Sydney Street cottage, despite William's occasional crosses with the law. In 1922 he was arrested for obscene language in Sydney Street. His lawyer stated that he had "mental lapses" and he



had received a blow on the head some time ago which “had not served to improve his condition”.⁵⁶¹ Domestic life was likely under some strain as in 1926 the City Engineer inspected the condition of the residence. By 1935 William had died and Sarah was living in Porirua. She died in 1938 and the estate sold the dwelling in 1939, after which time it passed through various private hands.⁵⁶²

By 1979 the house was owned by David Loo of City Business Ltd. He undertook an upgrade of the dwelling. In 2011 a new bathroom was added. Today the dwelling at 202 Sydney Street West appears to have a high degree of exterior integrity. Likely one of the earliest remaining cottages in the surrounding streets, it may well date to the 1850s or 1860s. The vernacular weatherboard cottage is residential in scale, square shaped and single-storied with a gable roof. Simple ornamental moulding sits below the exterior windows facing Sydney Street West. Originally two rooms, it has had an extension at the rear, which includes two skylights.⁵⁶³

The original dwelling is a simple, symmetrical, rectangular plan cottage, with a lean-to extension at the rear. It is single-storied and clad in rusticated weatherboards with corner cover boards. The gable roof is clad in corrugated metal. The windows are double-hung, single-light sashes, with timber ornamentation below the sill. The front door is panelled with a canvas awning.

⁵⁵⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁵⁵ LINZ, “DP 32, Wellington Land District.”

⁵⁵⁶ LINZ, “RT WN7/156.” He also purchased Lots 1 and 3

⁵⁵⁷ Wellington Independent, “Page 2 Advertisements Column 1,” 1857; Wellington Independent, “Page 6 Advertisements Column 4”; Wellington Independent, “Page 3 Advertisements Column 5.”

⁵⁵⁸ LINZ, “RT WN13/119.”

⁵⁵⁹ LINZ; LINZ, “RT WN95/141”; “Electoral Roll, Wellington.”

⁵⁶⁰ “Electoral Roll, Wellington.”

⁵⁶¹ New Zealand Times, “Page 8 Advertisements Column 5.”

⁵⁶² LINZ, “RT WN95/141.”

⁵⁶³ Ward, “Thomas Ward Map,” 1891; New Zealand Times, “Commercial.”



204 Sydney Street West⁵⁶⁴



The cottage at 204 Sydney Street West sits on Lot 3, Town Acre 518.⁵⁶⁵ In 1876 Lot 3, Town Acre 518, was purchased by Richard Tuckwell.⁵⁶⁶ It is possible a cottage was already on site, since the previous owner or lessee, William Pickering, had built a number of cottages which were then leased.⁵⁶⁷ Tuckwell also leased and built cottages for rental purposes. The cottages at present-day 200 and 202 Sydney Street were just two other examples of his investment properties. As both Tuckwell and Pickering followed the same investment strategy, and given the dearth of available records, it is difficult to date the dwelling at 204 Sydney Street. It could have been built in the 1850s/1860s by Pickering or the 1870s by Tuckwell. The rate records for the period do not provide precise locations, and the changing street names are an additional complication. There were, however, several cottages built in the area during the 1860s owned by Pickering and the 1876 rates records show thirteen houses already on Town Acre 518.

In 1878 Lot 3 was purchased by Peter J Skerrett.⁵⁶⁸ Skerrett was the usher of the Supreme Court and leased the dwelling at 204 Sydney Street West, rather than residing there.⁵⁶⁹ In 1885 he qualified as a solicitor and in 1886 left for Te Matau-a-Māui Hawkes Bay to take up a position with the Supreme Court.⁵⁷⁰ In 1889 Skerrett had Lot 3 subdivided. The survey plan showed two houses on Lot 3 (present-day 7 Ascot Street and 204 Sydney Street West).⁵⁷¹



Following the subdivision, Mary White purchased the cottage now on Lot C (present day 204 Sydney Street West). Like Skerrett, she leased the small dwelling.⁵⁷² Thomas Ward's 1891 survey recorded the cottage as three-roomed. It was L-shaped with a complicated clutter of lean-tos at the rear which crossed the property's boundaries. Mary sold the property to Charles H Hall in 1892. Hall lived in Pito-one Petone and continued to lease 204 Sydney Street West. In 1896 he applied to lay additional drainage connections, indicating alterations were made to the cottage although the updated Thomas Ward survey (c.1892-1900) does not indicate any changes to the footprint. Hall owned and leased the cottage until 1918, after which time it passed through a series of private hands.⁵⁷³

No Council-permitted modifications occurred during the twentieth century until 1979. David Loo of City Business Ltd, then owner, undertook a reinstatement of the cottage and various unspecified alterations were undertaken between 1979 and 1996. Today, the dwelling appears to retain its L-shaped footprint, but the scatter of attached outbuildings/lean-tos have been removed. The main lean-to at the rear has likely been replaced with a modern addition. Nevertheless, the main cottage is likely one of the earliest remaining in the surrounding streets. The original dwelling is a rectangular plan cottage, with a more recent extension at the rear. Single-storied and symmetrical, it is clad in rusticated weatherboards with corner cover boards on the primary Sydney Street West elevation. Other elevations are clad in plain lapped weatherboards. The gable roof is clad in corrugated metal and includes a fairfaced brick chimney. The windows are double-hung, double-paned sashes. The panelled front door has a timber-boarded hood. The dwelling is built virtually on the front boundary.

⁵⁶⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁶⁵ LINZ, "DP 32, Wellington Land District."

⁵⁶⁶ LINZ, "RT WN7/156." He also purchased Lots 1 and 2

⁵⁶⁷ Wellington Independent, "Page 2 Advertisements Column 1," 1857; Wellington Independent, "Page 6 Advertisements Column 4"; Wellington Independent, "Page 3 Advertisements Column 5."

⁵⁶⁸ LINZ, "RT WN13/118."

⁵⁶⁹ Evening Post, "Russia on War Footing."

⁵⁷⁰ Evening Post.

⁵⁷¹ LINZ, "DP 453, Wellington Land District."

⁵⁷² LINZ, "RT WN52/1."

⁵⁷³ LINZ; "Wise's Post Office Directory, 1900."



206 Sydney Street West⁵⁷⁴



Like its neighbouring cottages in Sydney Street West, 206 Sydney Street West sits on land that was originally part of Town Acre 518. In December 1875, when Town Acre 518 was subdivided, Lot 4 was created.⁵⁷⁵ It was purchased in 1876 by William Longhurst.⁵⁷⁶ It is possible a cottage was already on site, since the previous owner or lessee, William Pickering, had built a number of cottages which were then leased.⁵⁷⁷ The 1876 rates records show thirteen houses already on Town Acre 518.

William Longhurst was a farmer in Mākara and the cottage was leased. Longhurst died in 1877 but the estate passed to his wife Mary, who remained in Mākara and continued to lease the property. In 1891 Lot 4 was recorded as having two dwellings on site and three outbuildings. The dwelling on the street front (206 Sydney Street West) was a square structure with four rooms. A smaller three-roomed dwelling sat behind it, closer to present-day Ascot Street. Both were single-storied dwellings.

The Longhurst family owned the property until 1894, when Mary died. The estate sold 206 Sydney Street West to Mrs Ellen Burns. Ellen's husband William died in 1888, aged 34, leaving her with at least two young children. Ellen lived in the cottage, where she raised her children. Presumably Ellen rented the cottage at the rear of the section to help make ends meet. She retained the property for well over twenty years, selling it in 1917 after which time it passed through a series of private hands.⁵⁷⁸



At some time during the twentieth century, the three-roomed dwelling at the rear of the section and the outbuildings were removed. In 1981 then owner, David Loo of City Business Ltd, undertook an upgrade of the dwelling. While the works are unspecified, it appears the cottage was significantly added to at the rear, perhaps more than doubling its size.

From the street frontage, the cottage continues to present an 1860s-1870s aesthetic. The original dwelling is a rectangular plan, single-storied and symmetrical. Rusticated weatherboards with corner boards covering the primary Sydney Street West elevation. The east elevation is clad in flush board. The gable roof is clad in corrugated metal with a fairfaced brick chimney. The windows are casement sashes, and the panelled front door has glazed upper panels. The dwelling is built virtually on the front boundary and is separated only by a precast concrete low wall.

⁵⁷⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁷⁵ LINZ, "DP 32, Wellington Land District."

⁵⁷⁶ LINZ, "RT WN7/244."

⁵⁷⁷ Wellington Independent, "Page 2 Advertisements Column 1," 1857; Wellington Independent, "Page 6 Advertisements Column 4"; Wellington Independent, "Page 3 Advertisements Column 5."

⁵⁷⁸ LINZ, "RT WN7/244."



210 Sydney Street West⁵⁷⁹



In 1877, following the subdivision of Town Acre 518, carpenter Richard Leaman purchased Lot 5 (present day 11 Ascot Street/ 212 Sydney Street and 210 Sydney Street West).⁵⁸⁰ In 1881 Leaman subdivided off a small triangle of land from Lot 5, facing present-day Sydney Street (now 210 Sydney Street West). It was purchased by James Kellen, a clerk, who almost immediately sold it to John Halley and Robert Ewing.⁵⁸¹ Halley and Ewing were a successful firm of sash and door manufacturers and timber merchants, established in 1874.⁵⁸² It is likely that the cottage was built by Halley and Ewing as an investment property soon after purchase. In 1888 Halley transferred sole ownership to Robert Ewing.

In 1891 the dwelling was recorded as single-storied with five rooms. A L-shape, it took up much of the usable part of the section. In 1896 Halley and Ewing applied to the Council for a permit to lay additional drainage connections, indicating additions to the dwelling and alterations to bathroom and/or kitchen facilities.

In 1900 John Halley died and in 1901 Robert transferred sole ownership to Grace Halley, John's 21-year-old daughter.⁵⁸³ Grace continued to lease the dwelling and in 1907 she sold the property to Robert Bailey, a butcher. Robert lived in the cottage until 1914 when he sold to Mary Ann Grantham, a widow.⁵⁸⁴ Mary Ann also lived in



the cottage until she sold it in 1924, after which time it passed through several private hands.⁵⁸⁵

In 1960 the Council issued a permit for a kitchen addition. In 1996-1997 various unspecified additions and alterations took place. The dwelling is now two-storied, with additions to the west and north, which likely date to the mid-1990s renovations.

The dwelling at 210 Sydney Street is largely hidden from view and little of its current condition can be described. It appears to have lost the aesthetic of the original 1880s construction. It is clad in rusticated weatherboard. The entrance lean-to has a simply ornamented gable end, and some windows have simple wooden hoods.

⁵⁷⁹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁸⁰ LINZ, "RT WN10/188"; LINZ, "DP 32, Wellington Land District."

⁵⁸¹ LINZ, "RT WN21/150."

⁵⁸² Cyclopeda Company Limited, "The Wood Trade, in The Cyclopeda of New Zealand [Wellington Provincial District]."

⁵⁸³ LINZ, "RT WN21/150."

⁵⁸⁴ "Wise's Post Office Directory 1913"; LINZ, "RT WN21/150."

⁵⁸⁵ "Wise's Post Office Directory 1920"; LINZ, "RT WN21/150."



214 Sydney Street West⁵⁸⁶



Following the subdivision of Town Acre 518 in December 1875, Lot 6 was created between present day Ascot Street and Sydney Street West.⁵⁸⁷ In 1876 Stephen Judd, who lived at Taita, purchased Lot 6.⁵⁸⁸ There may already have been a cottage on site, given that the previous owner William Pickering is known to have built a number of cottages on Town Acre 518 which were then leased.⁵⁸⁹ Stephen Judd did not live on the site and the dwelling was leased. Thomas Ward's 1891 survey recorded a T-shaped, shingle roof cottage on Lot 6. It was single storied with six rooms: a reasonably large dwelling in comparison to surrounding residences.

Stephen died in 1890 but his widow, Frances, continued to lease the property until her death in 1902. Their son William S Judd then took ownership of the property and continued to lease the dwelling.⁵⁹⁰ In 1924 James L Stormont purchased the property. The Stormants lived at 214 Sydney Street West until c. 1931, when they leased the dwelling. In 1960 the home was sold and passed through a variety of private owners.⁵⁹¹

Extensive Council-permitted additions and alterations were undertaken in 1997. Today the original cottage appears to be lost in numerous asymmetrical additions. On the street front, is a garage, with a window that extends outwards from the



elevation towards the street. The sense of an original character dwelling is much diminished. It is now two-storied, and half of the house oversteps the boundary of 15 Ascot Street. The various sections of rooves are gabled, and the windows contain four lights, adding character to the dwelling. It is clad in weatherboard, but the dwelling no longer visually connects with its 1860s/1870s origins.

⁵⁸⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁸⁷ LINZ, "DP 32, Wellington Land District."

⁵⁸⁸ LINZ, "RT WN7/72."

⁵⁸⁹ LINZ, "RT WN3/194"; Wellington Independent, "Page 2 Advertisements Column 1," 1857; Wellington Independent, "Page 6 Advertisements Column 4"; Wellington Independent, "Page 3 Advertisements Column 5."

⁵⁹⁰ LINZ, "RT WN7/72."

⁵⁹¹ LINZ.



241 Tinakori Road⁵⁹²



The building at 241 Tinakori Road is built on part of Lot 5, which was part of Town Acre 521.⁵⁹³ By the 1870s, the Acre was owned by Richard Tuckwell. After Tuckwell died in 1881, the estate was administered on behalf of his young, orphaned children until the estate was sold between 1897 and 1898.

Unlike the vast majority of other buildings in the Ascot Street Heritage Area, the building constructed on part Lot 5 (241 Tinakori Road) was a shop. There was certainly a building on site by 1877 when a general store was run by Robert Spittal.⁵⁹⁴ In the newspapers of the day he also advertised as a coal and firewood merchant.⁵⁹⁵ Spittal ran the store for ten years. In the late 1880s Charles Hebbend took over the general store as a grocer, wood and coal merchant.⁵⁹⁶ Hebbend committed suicide, which was thought to be due to financial worries about the store.⁵⁹⁷

In 1891 Thomas Ward recorded the store as a two-storied dwelling of six rooms. The shop was downstairs and the living quarters upstairs. By 1893, Mrs J L Young & Sons, grocers and coal merchants, were operating the store.⁵⁹⁸ In 1897 Tuckwell's estate was sold, and the store was purchased by the Young family.⁵⁹⁹

In 1900 the Youngs decided to give up business and sold the business to Samuel Brown.⁶⁰⁰ Brown also became the new owner of Lot 6 in 1900.⁶⁰¹ Samuel was a coal merchant and may have used the store to sell coal. Lot 6 served as a coal yard. By 1905, however, Frederick Carrick was operating the grocery shop on the corner of Hill Street and Tinakori Road.⁶⁰² In 1908 Mrs Mary A Englert took over the



grocery business and ran it until 1918 when Brown sold the property to Ellen Johns.⁶⁰³

Ellen and Stephen Johns made a number of alterations and additions to the shop. Stephen owned John Bros Builders and carried out all the alterations. Plans submitted to the Council indicate a dining room and scullery were added to the ground floor at the rear of the shop. Alterations may also have been made to the shop front.⁶⁰⁴ In 1920 more alterations were carried out and plans show the front elevation was converted from a low-sloping, gable roofed building to the existing aspect. A verandah was placed over the shop entrance and an arched porch entry was built for the first-floor dwelling. The roof line was raised and flattened to create more space on the first floor. The first-floor interior now had sufficient space for three bedrooms, a dressing room, sitting room, and bathroom. The kitchen, living room, and shop storeroom remained on the ground floor.⁶⁰⁵ Works completed, the Johns rented the shop and new dwelling.

Further modifications were carried out to the building over the years. In 1927, the Johns were issued consent to erect unspecified additions to the dwelling. In 1978 the shop was altered to a coffee shop and second-hand shop by then owners, P C and A C Van Melle. In 1985 the Van Melles contracted L F Johnston Construction to make additions to the verandah, perhaps in preparation for its conversion to the Flappers Café. In 2021 seismic strengthening was undertaken ensuring the building's long-term viability.

The building at 241 Tinakori Road is two-storied, part commercial building and part residential. The finish is roughcast and there is a flat roof behind the parapet. The

⁵⁹² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁵⁹³ LINZ, "Deed 208, Wellington Land District."

⁵⁹⁴ "Wise's Post Office Directory, 1878-1879."

⁵⁹⁵ Evening Post, Volume XXVIII, Issue 105, 30 October 1884, Page 3

⁵⁹⁶ New Zealand Times, Volume LI, Issue 8750, 5 August 1889, Page 5

⁵⁹⁷ New Zealand Times, "Found Dead."

⁵⁹⁸ "Wise's Post Office Directory 1894-1895."

⁵⁹⁹ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 533.

⁶⁰⁰ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554," 532.

⁶⁰¹ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 532.

⁶⁰² "Wise's Post Office Directory 1906."

⁶⁰³ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 533; "Wise's Post Office Directory 1910."

⁶⁰⁴ See Appendix 4.

⁶⁰⁵ See Appendix 4.



shopfronts at ground level are differently sized, with half-glazed double-panelled doors. To one side is the entrance to the upper level. It is an arched opening with a low wall below, which creates a covered entrance with a half-glazed triple-panelled door featuring simple decorative timber detail below the pane. The upper level contains faceted casement windows with leadlights in the fanlights. The window mouldings in the upper level appear to be cast stone, with cornice details above the windows. The building takes up almost the entire width of the triangular section. The side eastern elevation angles toward the rear to follow the sloping boundary line. There is now a deck at the rear providing access to the small triangular garden. Although heavily modified, 241 Tinakori Road is an important addition to the Heritage Area as an example of an 1870s retail building.



243 Tinakori Road⁶⁰⁶



The land on which 243 Tinakori Road sits was originally part of Lot 6 on Town Acre 521, and by the 1870s this section was held by Richard Tuckwell. After his death in 1881, the estate continued to be managed on behalf of his children until a large sale of his properties in 1897 and 1898. The seven houses on Lot 6 were subdivided and present day 243 Tinakori Road became Lot 5.⁶⁰⁷

The dwelling at 243 Tinakori Road may predate Tuckwell's ownership, since the cottages he erected on Town Acre 521 were smaller workers' cottages. For example, the originally matching trio of workers' cottages at 245, 247 and 249 Tinakori Road were built by Tuckwell between 1871 and 1876.⁶⁰⁸ Certainly the dwelling was built by 1874 when David Thornton Smith, assistant librarian of the General Assembly, was recorded by Wise's Post Office directories as living next door to the shop at 241 Tinakori Road.⁶⁰⁹ A dwelling at present day 243 Tinakori Road appears again in 1885, when William Potts' lithograph showed the two-storied dwelling.⁶¹⁰ In 1891 the dwelling was recorded as seven-roomed, two-storied, with a verandah on the front elevation. A small outbuilding sat closely to the rear of the dwelling. That same year Smith gave up his long lease of the residence for a return visit to his birthplace, Scotland.⁶¹¹



When Tuckwell's extensive estate of rental properties were offered for sale in 1897 and 1898, the dwelling at 243 Tinakori Road was purchased by Mary and William Freeman. The Freemans leased the dwelling to various tenants. They owned the property until Mary's death in 1941, aged 70. The property was then sold to Olive Mary Stimpson, who also leased the property.⁶¹²

Remarkably, the house has seen only one permitted modification: private drainage was laid in 1926. This may indicate alterations to the kitchen, bathroom and/or laundry. Aerial imagery indicates the original outbuilding is now connected to the rear of the dwelling, which may have been carried out during these 1926 alterations.

The dwelling at 243 Tinakori Road is perhaps a late 1860s or early 1870s dwelling with a remarkable degree of exterior integrity. It is a two-storied, gothic-styled bay villa clad in rusticated weatherboard with corner cover boards to the street front. The sides are plain lapped. The cross gabled roof is corrugated metal including some short run lengths. There is a decorative bargeboard and finial. There is a faceted bay window with a flat roof in a forward projecting bay. The other windows are also double-hung with two panes in each sash. The panelled front door has glazed upper panels, with a fanlight above. A picket fence separates the dwelling from the street.

⁶⁰⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁰⁷ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900."

⁶⁰⁸ See 247 Tinakori Road historical summary

⁶⁰⁹ "Wise's Post Office Directory, 1875-1876."

⁶¹⁰ Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."

⁶¹¹ Evening Post, "Personal Matters."

⁶¹² LINZ, "RT WN351/237."



245 Tinakori Road⁶¹³



The land on which 245 Tinakori Road sits was originally part of Lot 6 on Town Acre 521, and by the 1870s this section was held by Richard Tuckwell. After his death in 1881, the estate continued to be managed on behalf of his children until a large sale of his properties in 1897 and 1898. The seven houses on Lot 6 were subdivided and present day 245 Tinakori Road became Lot 4.⁶¹⁴

A later lithograph shows three dwellings on Tinakori Road (present-day 245, 247 and 249) built in exactly the same style: small cottages with two dormer windows and a lean-to at the rear.⁶¹⁵ These three dwellings were all likely built by Tuckwell, between 1871 and 1876, when Anna Leighton purchased 247 Tinakori Road.⁶¹⁶ 245 Tinakori Road remained in Tuckwell's ownership.

After Tuckwell's death in 1881, the estate continued to be managed on behalf of his orphaned children. William Potts' 1885 lithograph showed the dwelling as it exists today.⁶¹⁷ In 1891 it was recorded as a square, two-storied dwelling of six rooms. A large outbuilding sat towards the rear of the section. In 1895 a permit for additional drainage connections was issued, indicating some kind of alteration or additions perhaps to kitchen or bathroom facilities. The permit was issued in the name of Tiernay; likely the tenant at the time.⁶¹⁸ In 1897 an advertisement noted the house was currently leased to Mr Finnity.⁶¹⁹



Following the sale of Tuckwell's estate in 1897 and 1898, the dwelling at 245 Tinakori Road was purchased in 1898 by J M Clark. In 1903 Clark sold the property to H Burkin. Mary Freeman purchased the property in 1906 and, like her other properties on Tinakori Road, was leased. In 1926 the Freemans made additions to the dwelling, that included new drainage connections. This indicates alterations to the kitchen and/or bathroom facilities. Likely the attic storey was modified at this time to create the full two-storied dwelling seen today. In 1941, the house at 245 Tinakori Road was sold, following Mary Freeman's death.

In 1976, then-owner Miss Champion, engaged Penrath Contractors to undertake unspecified additions and alterations. In 1989 further alterations were undertaken and a retaining wall built. Extensive additions and alterations were undertaken in 1999 to provide a new dining room, and storage area.

Today 245 Tinakori Road presents an elegant front to Tinakori Road. While the windows are not original, they may date to the mid-1920s upgrade. A modern porch addition leads from the front gate to the central front door. The footprint of the original cottage has been retained with additions at the rear. The saltbox style is also retained, as the two-storied dwelling slopes down from the front to the single-storied lean-to at the rear. While the integrity of the original 1870s cottage has been modified, it retains a degree of authenticity which adds important character to the streetscape.

The dwelling was originally a six-roomed, two-storied wooden dwelling, facing onto Tinakori Road with symmetrical windows around a central door. In the 1885 Potts lithograph it presents as a two-storied gabled roof cottage with dog-house dormer windows. Today, the dwelling has a saltbox roof and no dormer windows. It is clad with plain lapped weatherboards with corner cover boards. The roof is corrugated metal. There are four sets of triple casement windows on the street elevation. Clear glass leadlights present as fanlights. Above the windows are hoods with horizontal

⁶¹³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶¹⁴ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900."

⁶¹⁵ "William Potts, City of Wellington."

⁶¹⁶ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 371.

⁶¹⁷ Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."

⁶¹⁸ 241-251 Tinakori Road, private drain connections 1895, 45125, Wellington City Council Archives.

⁶¹⁹ Evening Post, "Page 8 Advertisements Column 3," 1897.



boarding finish and block sill brackets on the ground floor windows. The covered porch is a contemporary addition. A low picket fence with a double swing gate separates the dwelling from the street.



247 Tinakori Road⁶²⁰



The dwelling at 247 Tinakori Road was originally part of Lot 6, Town Acre 521. Part of Town Acre 521 was purchased by Richard Tuckwell in 1871.⁶²¹ A later lithograph shows three dwellings on Tinakori Road (present-day 245, 247 and 249) built in exactly the same style: small cottages with two dormer windows and a lean-to at the rear.⁶²² These three dwellings were all likely built by Tuckwell, between 1871 and 1876, the year Anna Leighton purchased a long section which included present-day 247 Tinakori Road and 1 Glenbervie Terrace (behind 247 Tinakori Road).⁶²³ Anna lived at the Glenbervie Terrace property from 1877 until 1906 with her daughters Catherine (d.1880) and Lucy, who was a teacher.⁶²⁴

The dwelling at 247 Tinakori Road was leased. It may already have been on site when Anna purchased the property but was certainly extant by 1885 when it appeared in William Potts' lithograph of the area.⁶²⁵ Potts depicts the dwelling as a wooden saltbox cottage facing onto Tinakori Road.⁶²⁶ By 1891 substantial additions had taken place. Thomas Ward recorded the dwelling as two-storied, six-roomed, with a lean-to at the rear. In 1895 a drainage connection permit was issued indicating additional alterations.



The original cottage dates to the mid-1870s to mid-1880s, with significant additions taking place between 1886 and 1891.⁶²⁷ In 1971 the dwelling was repiled, and some additions and alterations were also made at the rear of the property.

Although the dwelling was altered soon after construction, it retains a high degree of integrity. The quietly elegant residence retains weatherboard cladding, gable roof, central door with small porch overhang, and double-sash windows including ornamental mouldings below the sill.

The dwelling presents today as symmetrical, two-storied, and clad in rusticated weatherboards with corner cover boards. The gable roof is clad in corrugated metal and includes under eaves brackets. The windows are double-hung two-light sashes, with decorative timber under-sill details. The panelled door has glazing in the upper panels, with a fanlight and sidelights in the door surrounds. A shingled canopy covers the entrance. A picket fence and single swing gate separate the house from the street.

⁶²⁰ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶²¹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 371.

⁶²² "William Potts, City of Wellington."

⁶²³ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 371; LINZ, "Deed 208, Wellington Land District."

⁶²⁴ Wood, "A. Leighton."

⁶²⁵ Potts, "A Panoramic View from Tinakori Hill Looking down over Thorndon and beyond towards the Harbour and Rest of the City."

⁶²⁶ Potts.

⁶²⁷ Potts.



249 Tinakori Road⁶²⁸



The house was originally part of Lot 6 Town Acre 521 and purchased by Richard Tuckwell in 1871.⁶²⁹ The Lot would include seven houses until its 1897-1898 subdivision.⁶³⁰ A later lithograph shows three dwellings on Tinakori Road (present-day 245, 247 and 249) built in exactly the same style: small cottages with two dormer windows and a lean-to at the rear.⁶³¹ These three dwellings were all likely built by Tuckwell, between 1871 and 1876, the year Anna Leighton purchased a section which included present-day 247 Tinakori Road. The residence at 249 Tinakori Road remained in Tuckwell's ownership. Of the three dwellings, 249 Tinakori Road most closely resembles the original front elevation. After his death in 1881, Tuckwell's estate continued to administer the lease of the property. Thomas Ward's 1891 survey recorded the dwelling as two-storied, with six rooms.

In 1898 the dwelling was purchased by Elizabeth and William Freeman, who also leased the property. The Freemans owned 249 Tinakori Road for the next twenty years, and there was a high tenancy turnover according to Wise's Directories. In 1919 the property was purchased by E Wells who also rented the dwelling.

In 1956 alterations were made to the dwelling, including the addition of a double garage, and a new window in the kitchen. The entrance door was also removed from the front elevation to the side. In 1984 the original weatherboard cladding was



covered or replaced, gable windows were replaced, and new dormers were also added. In 1992 and 2005 unspecified additions and alterations were made.

The dwelling is a symmetrical saltbox cottage with flush board walls on the street frontage and plain lapped weatherboards at the sides. The corrugated metal roof has dog-box dormers. The windows on the upper level are casement sashes with three rows of two lights. On the ground floor are boxed casement sashes and the fanlights feature latticework. Timber hoods sit above the ground floor windows. A low picket fence with a single swing gate separates the dwelling from the street.

⁶²⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶²⁹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 371; LINZ, "Deed 208, Wellington Land District."

⁶³⁰ Ward, "Thomas Ward Supdated Survey Map of Wellington City, c.1892-1900."

⁶³¹ "William Potts, City of Wellington."



251 Tinakori Road⁶³²



This cottage is a very early surviving dwelling in the area. The house was originally part of Town Acre 521 one of seven on Lot 6 and was owned by Richard Tuckwell.⁶³³ The neighbouring houses at 245, 247, 249 Tinakori Road have been dated to around 1871-1876 and were probably built by Tuckwell. However, this cottage most likely predates these houses.

The dwelling remained as part of the Tuckwell Estate until 1898 when it was purchased by T W Hislop.⁶³⁴ Mary Ann Duignan purchased the property in 1899 and lease the small cottage to various tenants. After her death, the cottage continued to be owned by the Duignan family. It was sold from family hands in 2021.⁶³⁵

The dwelling is a symmetrical, rectangular plan cottage clad in plain lapped weatherboard with corner cover boards. The gable roof is corrugated metal with a brick chimney. The street elevation has double-hung two-light sashes. The panelled front door opens directly from the street frontage. A shed is sited to one side. The dwelling has a high level of exterior integrity.

⁶³² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶³³ LINZ, "Deed 208, Wellington Land District."

⁶³⁴ LINZ, "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 536.

⁶³⁵ LINZ, "RT WN351/220."



253 Tinakori Road⁶³⁶



In 1874 a Mr Cottam purchased the land now occupied by 253 Tinakori Road from Richard Tuckwell. In 1876 Cottam sold the land to Mr Samuel, likely of Samuel, Ladd and Company, who ran a wholesale store.⁶³⁷ The first record of a dwelling on the land is in the 1880-1881 directory when it was rented to James Burke, a labourer. In 1885 Samuel sold to Mr Jobin.⁶³⁸ William Potts' lithograph of that same year shows the dwelling was a small cottage with a lean-to at the rear.⁶³⁹ It faced Tinakori Road, had a central front door and a window either side.

In 1891 the property was purchased by Arthur Hall.⁶⁴⁰ Thomas Ward's 1891 map records the dwelling as L-shaped, single-storied with three rooms. By the time the Ward maps were updated (c.1892-1900), the dwelling had substantially altered. The map recorded it as two-storied, with six rooms and a verandah. A rectangle outbuilding sat towards the rear of the section. The original cottage may have been entirely demolished given the house now sat on a basement rather than at street level.⁶⁴¹ In 1895 the dwelling was advertised for lease as a six-roomed house with four fireplaces, narrowing the additions/new build to between 1891 and 1895.⁶⁴²



Hall continued to lease the house. By 1909 it was described as a seven-roomed house in the occupation of Mrs James Woods, a housekeeper.⁶⁴³ By 1912 it was home to Madame Veraroney, magnetic healer, clairvoyant-psychometrist. She conducted interviews daily at 253 Tinakori Road - ladies only.⁶⁴⁴ In 1916 a lorry loaded with furniture lost its grip on the steep Glenbervie Terrace. Rolling backwards, it gathered “considerable pace” with a load of furniture and crashed into 253 Tinakori Road, “knocking the wall itself completely into the room. The occupier of the room, Mr Marigold was fortunately not in the room the only person at home was Mrs Shepherd the occupier of the premises. The damage to the house will be a considerable sum”.⁶⁴⁵

Arthur Hall died in 1914 but it was not until 1916 that the house was put up for sale.⁶⁴⁶ It then passed to E Curran who rented the dwelling at 20 shillings a week.⁶⁴⁷ After 1922 the house and land passed through a series of private owners.

Apart from the 1916 repairs required to the wall knocked out by the runaway lorry, the house apparently remained unmodified until 1987. The owner of the time had additions and alterations made to the house by the contractors, Gross Builders. Additional drainage connections were made at the same time, indicating the alterations may have related to kitchen and/or bathroom amenities. The addition was added to the rear of the property. In 2008 the basement was strengthened to a design by Cranko Architects. and the retaining wall behind the house was reinforced.

⁶³⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶³⁷ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 677.

⁶³⁸ LINZ, 677.

⁶³⁹ Potts, “City of Wellington, N.Z. W. Potts, Lith; A.D. Willis, Lithographer, Wanganui, N.Z.; Wrigglesworth & Binns, Photo. Wanganui, A.D. Willis.”

⁶⁴⁰ LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758,” 677.

⁶⁴¹ Smith, “Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour.”

⁶⁴² Evening Post, “Page 3 Advertisements Column 7,” 1895.

⁶⁴³ Evening Post, “Page 10 Advertisements Column 2.”

⁶⁴⁴ New Zealand Times, “Page 3 Advertisements Column 3.”

⁶⁴⁵ Dominion, “Runaway Motor-Lorry.”

⁶⁴⁶ New Zealand Times, “Page 12 Advertisements Column 3.”

⁶⁴⁷ Dominion, “Page 14 Advertisements Column 4”; LINZ, “Deeds Index - Town of Wellington - Folio 1 to Folio 758.”



The house at 253 Tinakori Road appears faithful to the c.1892-1894 additions/new build. It currently presents as an elevated two-storied cottage, with a nicely symmetrical upper level. It is clad in rusticated weatherboards with corner cover boards. The corrugated metal hipped roof has paired eaves brackets. All of the windows are double-hung sashes with two lights. The right-hand side ground floor window has sidelights. The panelled front door includes glazed upper panels, with sidelights and a fanlight in the surrounds. The street front contains a concave verandah with a hipped end panel. Timber verandah posts include chamfered edges, capitals and fretwork. There is also a contemporary raised front deck with a balustrade featuring 'X'-styled balusters. Below the house is a garage to the left-hand side and some kind of masonry structure below deck.



257 Tinakori Road⁶⁴⁸



Lot 9 was subdivided from Town Acre 519 in 1866, the property of William Lawes (1823-1868).⁶⁴⁹ A cottage may have been on site as early as 1866 as 'Miss Lawes' was noted as a resident of Tinkaori Road; perhaps a sister of William.⁶⁵⁰ The cottage at present day 257 Tinakori Road shares a common wall with 259 Tinakori Road (Lot 6 Town Acre 519).

Lot 9 remained in the hands of the Lawes family after William's death in 1868. In 1869 half of Lot 9 was sold (now 265 Tinakori Road), but the Lawes retained the land currently known as 257 Tinakori Road.

William and Sophia's third child, Harriett, was born in 1852 in Burton-on-Trent before the family immigrated to Aotearoa New Zealand in the mid-1850s. In 1874 Harriett married Charles William Bell, a bookbinder. The couple had two daughters before Charles died in 1882. After Charles' death, Harriet moved into the dwelling at 257 Tinakori Road now owned by her mother Sophia.⁶⁵¹ Harriet remained in the dwelling which was described in Thomas Ward's 1891 survey as two-storied, with six rooms, and part of the ground floor extended beyond the first floor. A large outbuilding sat at the rear of the section. In 1893 Sophia died and in 1894 the property was transferred to Harriett's name.⁶⁵² Harriet remained in the home until



1913 when she sold it to J Creighton.⁶⁵³ After his death in 1920 the dwelling was purchased by H R Payne. The dwelling remained in Payne family hands until 1968 when it was transferred to Glenbervie Flats Limited.⁶⁵⁴

In 1896 the Council granted an application for private drainage connections, indicating some kind of alteration to bathroom or kitchen areas. The footprint appears to include a small lean-to at the rear of the dwelling, not recorded in Thomas Ward's 1891 survey, and it may date to 1896. There were no other Council-permitted modifications to the house until the 1970s. Some kind of event, such as a fire or ground slip, created the need for a Council permit to 'reinstate' the dwelling in 1971. Given the apparent integrity of the front façade at the very least, it appears the reinstatement was not extensive. Indeed, the reinstatement may have seen the dwelling converted into flats, since in 1989 it was converted from flats back into a single dwelling. Various additions and alterations were made between 1989 and 1991.

The alterations in the latter half of the twentieth century have not detracted from the original integrity and charm of 257 Tinakori Road. It is a companion architectural piece to 259 Tinakori Road, with which it shares a common boundary wall. Both dwellings were likely built at the same time and an early owner the houses share in common is William Lawes, a well-known builder. This would date the houses to the early-mid 1860s. The dwelling at 257 Tinakori Road is a rectangular plan cottage with corrugated metal gable roof oriented towards the street. It has been extended at ground floor level towards the footpath, terminating at the site boundary. This extension was recorded in Pott's 1885 lithograph, and Ward's 1891 survey map. The extension provides a natural deck for the first floor which is accessed via two French doors. The extension and side walls feature plain lapped weatherboards and corner cover boards. These materials extend to the two dog-house dormers, a later modification (no date). A previous shopfront and sash window (c.1880s) on the street facing elevation has been replaced with the two current two rows of four lights double-hung sash windows. A similar styled window is present on the western elevation. The side entrance door on the western elevation appears to be original.

⁶⁴⁸ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁴⁹ LINZ, "DEED 5, Wellington Land District."

⁶⁵⁰ Wellington Independent, "Page 1 Advertisements Column 6."

⁶⁵¹ "Wise's Post Office Directory, 1883-1884."

⁶⁵² LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 117.

⁶⁵³ LINZ, "Wellington Deeds Index 31/219," 308.

⁶⁵⁴ LINZ, "RT WN35/308."



The balustrade is wooden with flat sawn decorative balusters. Angle brackets line the underside of the deck while larger corbels bookend the terminal points. The gable ends to the main dwelling feature rusticated weatherboards.



259 Tinakori Road⁶⁵⁵



In 1867 part of Lot 9 Town Acre 519, was sold by the Lawes family to William Oakley an “old and well-known resident in Wellington”.⁶⁵⁶ There is no indication that Oakley lived in Tinakori Road, and by 1866 he was a publican at the Nelson Hotel on the Beach.⁶⁵⁷ There may have been a dwelling on site, however, that Oakley leased. The cottage at present day 259 Tinakori Road shares a common wall with 257 Tinakori Road considering their similarities, the dwellings are probably contemporaneous, the result of single land ownership.

In 1871 John Sheil, an engineer, purchased the present day 259 Tinakori Road from Oakley.⁶⁵⁸ In 1875 the land was purchased by Charles F W Palliser, a clerk, and then, in 1878, by Emma Poulton (1849-1932), then spinster. In June 1879 Emma Poulton married Thomas P P- Henley and their son was born a few months later. The couple moved from place to place. Thomas would not financially support Emma and he left for Sydney in 1880, where he married again bigamously. Emma then moved into 259 Tinakori Road. A divorce was granted in 1888.⁶⁵⁹ Thomas



Ward's 1891 survey recorded the dwelling as a two-storied, rectangular building with six rooms. A small square structure sat at the rear of the section. Emma remained there until about 1910, and then leased the property.⁶⁶⁰ In 1916 she sold the dwelling to Walter Powell, a carpenter, who also leased the dwelling.

In 1926 Mable Demuth, a widow, purchased the property to live in it.⁶⁶¹ That same year the house was connected to electricity. Unspecified additions were also made to the house in 1926, which saw a single-storey long lean-to added to the rear elevation. Additions to drainage connections in 1931 also indicated alterations to the dwelling. Little known changes occurred over the next fifty years, until 1983 when then owner, R H Kedall, demolished the structure at the rear of the property. It was replaced with an addition containing a kitchen, bathroom and laundry. The house was also repiled that year. In 2011 a timber deck and balustrade were constructed over the existing membrane roof. A new block retaining wall was constructed behind the house in 2015.

Today 259 Tinakori Road retains a high degree of integrity. The front elevation appears consistent with the dwelling represented in William Potts' 1885 lithograph of the area.⁶⁶² The house takes up the width of the entire section and shares its north-east elevation with 257 Tinakori Road. It is a rectangular plan cottage with rusticated weatherboards and corner cover boards. The gable roof is long-run corrugated iron roof, with a fairfaced brick chimney. A pair of double casement windows with fanlights sit in the gable end. On the ground floor is a box bay window with triple-panel casement windows with fanlights. Window hoods sit over the box bay. The front door is a panelled bungalow style with two rows of three lights glazing in its upper third. There is both a fanlight and hood over the door. A picket fence on a low brick wall separates the dwelling from the street front.

⁶⁵⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁵⁶ Evening Post, "Evening Post," 1866.

⁶⁵⁷ Wellington Independent, "Local and General News"; Wellington Independent, "Page 3 Advertisements Column 4."

⁶⁵⁸ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758," 40.

⁶⁵⁹ New Zealand Times, "The Courts."

⁶⁶⁰ "Wise's Post Office Directory 1890-1891"; "Wise's Post Office Directory 1910."

⁶⁶¹ LINZ, "RT WN3/8."

⁶⁶² Potts, "City of Wellington, N.Z. W. Potts, Lith; A.D. Willis, Lithographer, Wanganui, N.Z.; Wigglesworth & Binns, Photo. Wanganui, A.D. Willis."



261 and 261A Tinakori Road⁶⁶³



In 1865 James Cattell sold part of Lot 8 Town Acre 519 to William Cooper, now occupied by 261 and 261A Tinakori Road.⁶⁶⁴ There was likely already a cottage on site when Cattell sold the land, since Cooper was a resident of Tinakori Road in late December 1865.⁶⁶⁵ Cooper took out mortgages in 1866 and again in 1877, perhaps to build cottages. In 1878 Cooper sold the land to John Duignan (1834-1918).⁶⁶⁶ John, a carter by trade, had married Mary Ann Long in 1876 and the couple immediately moved into the Tinakori Road dwelling to raise their expanding family.⁶⁶⁷ An 1885 lithograph showed the Duignan's dwelling to be a small cottage, single-storied, with a front door and a window on each side.⁶⁶⁸ Within the next six years the dwelling grew substantially. Thomas Ward's 1891 survey recorded the cottage with a second storey and a shingled verandah. A long narrow outbuilding appeared to be attached to the rear of the dwelling.

The Duignans remained at 261 Tinakori Road, and John died there in 1918 aged 82. Mary remained in their home until her death in 1933. The house then passed into the hands of her daughter Catherine, who lived there until her death in 1954. The estate held on to the property until 1965 when it was transferred to Mary Catherine Duignan, daughter of John and Mary's son Thomas. In 1976 the house was finally sold from family hands.⁶⁶⁹



The Duignan's home had undergone a series of modifications over time, besides the significant late-1880s additions. In 1905 private drainage connections were Council-permitted, indicating some kind of addition or alteration. A 1913 image shows an addition resembling a separate dwelling (present day 261A Tinakori Road) on the site.⁶⁷⁰ A retaining wall was erected at the rear in 1925 and a survey plan in 1926 shows the addition of a wooden shed and 'new' shed with concrete walls at the rear of the section.⁶⁷¹ In 1936 the new owner, Catherine had a wash house and bathroom erected, indicating that these facilities were still outside the main dwelling. In 1964 there was a fire, and the dwelling was "reinstated". Given that the front exterior appeared to remain largely unchanged from 1913, it is likely most of the damage was at the rear or inside. In 1977 the dwelling was converted into it two flats along the lines of the 1891 division, which recorded the building as two individual, but adjoined, dwellings.⁶⁷² In 2006 extensive maintenance works were undertaken including a new kitchen and bathroom, partial repile, relining and insulation.

The dwelling at 261 Tinakori Road retains the character of the late 1880s alterations, with hipped roof, corbels under the eaves, sash windows and verandah. The 1860s dwelling may be encased within the front of the house or may have been replaced altogether. Certainly, the building has been reoriented and is narrower than the original footprint. Today it is two-storied and rectangular in plan. It is clad in rusticated weatherboards with corner cover boards. The hipped roof is clad in corrugated metal with ornamental eaves brackets. There is also a painted brick chimney with corbel detail and chimney pots. The symmetrical upper level has double-hung sashes with two lights. The ground floor has double-hung sashes, with two lights, and includes sidelights. The side elevation windows are generally single light double-hung sashes. The panelled front door includes sidelights and fanlight

⁶⁶³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁶⁴ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 3; LINZ, "DEED 5, Wellington Land District."

⁶⁶⁵ Wellington Independent, "Town Board Meeting."

⁶⁶⁶ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554"; "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946."

⁶⁶⁷ "Wise's Post Office Directory, 1878-1879."

⁶⁶⁸ Potts, "City of Wellington, N.Z. W. Potts, Lith; A.D. Willis, Lithographer, Wanganui, N.Z.; Wrigglesworth & Binns, Photo. Wanganui, A.D. Willis."

⁶⁶⁹ LINZ, "RT WN374/59."

⁶⁷⁰ Smith, "Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour."

⁶⁷¹ LINZ, "DP 8095, Wellington Land District."

⁶⁷² LINZ, "DP 47671 , Wellington Land District."



and sits under a straight, shallow pitch verandah. The verandah includes timber posts with chamfered corners, capitals and fretwork. A picket fence separates the dwelling from the street. The smaller residence at the back, 261A Tinakori Road likely dates to 1905. It certainly appears in 1913 images.⁶⁷³ The integrity of the interior has likely been lost due to the fire and the conversion into two flats. It is hidden from the street front.

⁶⁷³ Smith, "Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour."



263 Tinakori Road⁶⁷⁴

In 1866 the owner of part Town Acre 519, James Cattell, sold part of the Lot VIII to Mary A Bills. In 1878 Mary sold the land to John McManaway.⁶⁷⁵ The 1885 lithograph by William Potts shows a small cottage on the site with a front door in the middle and two windows on either side.⁶⁷⁶ The McManaway family were farmers in Mākara and John rented out the dwelling which was on site by 1885 at the latest. Thomas Ward's 1891 survey recorded the cottage as single-storied with five rooms. It extended in a series of narrow lean-tos towards the rear of the section. In 1897 John married Anne Gillespie, whose family lived at 269 Tinakori Road and by 1900 the couple were living at 263.

In 1902 the McManaways sold the property to Thomas Kelly who leased the cottage. For many years it was rented by Yun Key Bros who ran a laundry.⁶⁷⁷ The dwelling may have undergone some alterations to accommodate the business. A 1913 photograph showed that one window and door (as drawn in the 1885 lithograph) have been removed to create a covered verandah, no doubt providing entry to the shop.⁶⁷⁸ The building appears to have been in a poor condition as it was inspected by city sanitation officials and engineers in 1908-1910, 1917 and 1926-1927.⁶⁷⁹ In 1929, the property was advertised for let as four rooms and a confectionery shop.⁶⁸⁰



Kelly retained the property until 1934 after which time it passed through various private hands.⁶⁸¹ In 1956 there were alterations to the dwelling. By 1968 the property retained a commercial/residential appearance.⁶⁸² The front elevation contained two mismatched windows and was clad in board and batten. The shop verandah had been enclosed and only a shallow echo of it remained. The side elevation was clad in vertical weatherboard. There were additions and alterations in 1976, perhaps including the removal of modern additions on the front elevation. By 1982 the residential character had been restored with a verandah, picket fence and small garden at the front.⁶⁸³ In May 1982 the dwelling was sold, and the new owner removed the front porch, gutted the interior and removed the back fence on the north side with a view to shifting it to the rear of the site to provide carparking in front.⁶⁸⁴ Following complaints, the Council stepped in, and the dwelling remained on its original site. Dormer windows were added to the roof after 1985.⁶⁸⁵

The dwelling as it stands today at 263 Tinakori Road likely includes the footprint of the original 1860s-1870s cottage including the long narrow lean-to at the rear. The vertical weatherboards and board and batten cladding seen in the 1968 image have been removed. The half-verandah, designed for shop purposes, once ran along the entire front elevation as is obvious from the weatherboard cladding on the south side elevation. The gable roof does not appear to have been raised but the post-1985 addition of dormer windows provides light into the attic area. The dwelling's integrity has been affected by various alterations, and the interior was removed in 1982, but the existing character of the dwelling adds significantly to the townscape.

⁶⁷⁴ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁷⁵ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554"; "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946."

⁶⁷⁶ Potts, "City of Wellington, N.Z. W. Potts, Lith; A.D. Willis, Lithographer, Wanganui, N.Z.; Wigglesworth & Binns, Photo. Wanganui, A.D. Willis."

⁶⁷⁷ "Wise's Post Office Directory 1915."

⁶⁷⁸ Smith, "Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour."

⁶⁷⁹ For example Wellington City Council, "Condition of Premises, 263 Tinakori Road - District Health Officer."

⁶⁸⁰ Evening Post, "Page 18 Advertisements Column 1"; Evening Post, "Page 2 Advertisements Column 3."

⁶⁸¹ LINZ, "RT WN351/211."

⁶⁸² Ministry of Works, "261 & 263 Tinakori Road."

⁶⁸³ Wellington City Council, "Building: 267 Tinakori Road."

⁶⁸⁴ Wellington City Council.

⁶⁸⁵ Old Wellington Region, "261 & 263 Tinakori Rd, Thorndon."



265 Tinakori Road⁶⁸⁶



Lot 8 was created in 1866 when it was surveyed from Town Acre 519.⁶⁸⁷ In October 1874 Charles Monaghan purchased Lot 8. ⁶⁸⁸ Monaghan was a compositor by trade, and by the time of his death in 1914 had several properties around Wellington.⁶⁸⁹ A small single-storey cottage had been built on site by 1885 when it appeared in an image of Tinakori Road, slightly set back from the street.⁶⁹⁰ Wise's Post Office Directories indicate the dwelling was leased to various tenants. An attic storey was added by 1891 when Thomas Ward recorded the dwelling as two-storied with six rooms. A large rectangular outbuilding sat at the rear of the section. In 1897 a rectangular lean-to was added at the rear containing a scullery, bathroom and separate toilet.

In 1908 Monaghan's daughter Amelia (1870-1942) moved into the dwelling at 265 Tinakori Road. Amelia had married George Henry Morris in 1897. The couple left for Victoria, Australia, where they had two sons. They returned to Te Whānganui-a-Tara Wellington for a time and by 1907 George and Amelia were living in 265; their neighbour at 269 Tinakori Road was her widowed sister Mary Miller. The Morris soon returned to Australia and the cottage was again leased. The couple parted ways, likely divorced as George remarried in 1913, and Amelia returned to her family in Te Whānganui-a-Tara Wellington. Charles died in 1914 and left 265 Tinakori Road to Amelia. He also made special financial provision for her, investing £500 with the income to help support her. Amelia lived at 265 Tinakori Road until her death in 1942. Her sons sold the property in 1945.



Other than repiling, the weatherboard-clad dwelling does not appear to have had major Council-permitted modifications. The gable roof includes a rectangular section on the front elevation containing two mismatched windows. The interior has been extensively modernised, and windows replaced with modern double glazing, mimicking the early character of the cottage. The bay window on the front elevation was likely an early twentieth century alteration. Skylights have been added to the roof at the rear of the property. The kitchen now occupies the 1897 lean-to addition. The ground floor also includes a bathroom, dining room, living and bedrooms. Upstairs are two bedrooms in the attic space, not an alteration as Thomas Ward noted the building was two-storied in 1891.⁶⁹¹

The dwelling at 265 Tinakori Road, set back from the front boundary, is clad in plain lapped weatherboards, with a gable roof clad in corrugated metal. On the upper level are casement windows. On the ground floor is a faceted bay window with a flat roof and double-hung, two light sash windows. A flat verandah with simple timber posts, runs along half the street elevation. Also included on the front elevation are French doors and a panelled front door with glazed upper panels.

⁶⁸⁶ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁸⁷ LINZ, "DEED 57, Wellington Land District."

⁶⁸⁸ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946," 626.

⁶⁸⁹ Monaghan, "Will and Testament."

⁶⁹⁰ Williams, "Wellington City and Harbour, Looking East from Tinakori Hill."

⁶⁹¹ Homes.co.nz, "303 Tinakori Road, Thorndon, Wellington."



267 Tinakori Road⁶⁹²



The dwelling at 267 Tinakori Road sits on Lot 7, originally divided from Town Acre 519 in 1866, the property of Mr Lawes.⁶⁹³ In 1875 Lot 7 was purchased by Francis Lissington (1837-1882), who transferred the property to his wife Mary in 1879.⁶⁹⁴ Francis and Mary, nee Shaw (1846-1893), lived in Wellington Terrace, and the dwelling at present day 267 Tinakori Road property was leased. Francis died in 1882. By 1886 Mary was living in the dwelling.⁶⁹⁵ In 1888 Mary sold half of the lot to Andrew Gillespie (now 269 Tinakori Road).⁶⁹⁶

An image taken in the mid-1880s showed the two-storied home at 267 Tinakori Road with a hipped roof, three single-sash windows on the upper floor and two single windows on either side of the central front door.⁶⁹⁷ It was set further back from the street front than today. In 1891 Thomas Ward recorded the dwelling as seven rooms and two-storied. The footprint of the house appeared to be closer to the road, much as it exists today.⁶⁹⁸ It appears an addition was made between 1885 and 1891 to the front of the house.



Mary died in 1893, and in 1896, 267 Tinakori Road was transferred to the ownership of her son Francis Joseph Lissington (1867-1927).⁶⁹⁹ Francis lived in Kaharore Karori and the dwelling at 26 Tinakori Road was leased. He retained ownership until 1909 when the dwelling was transferred to E Lissington, likely his wife Emily. A 1913 photograph showed the dwelling with a large brick chimney at the rear. It was narrower than the current dwelling, indicating an extensive addition in later years. The front door was flanked by two windows. The first floor contained three windows, set symmetrically above the lower windows and front door.⁷⁰⁰ In 1920 the property was purchased by E Johns who continued to lease the dwelling.

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In 1923 private drainage connections were Council-permitted and the dwelling was converted into two flats. In 1982 the internal alterations were reversed, and the dwelling became a single home again.

Dating to the 1870s/1880s, the symmetrical weatherboard residence has an elegant appearance. The construction techniques employed at the rear half of the dwelling differ from those at the front. The two hipped roofs are clad in corrugated metal and include a fairfaced brick chimney. The eaves brackets run the length of only half of the side elevation, indicating the two separate parts of the house. The ground floor includes boxed windows with hoods, casement sashes and fanlights. To the left-hand side is a bow window with casement sashes and lattice leadlight fanlights. A sectional arched fanlight sits over the panelled front door. A low picket fence separates the dwelling from the fence.

⁶⁹² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁶⁹³ LINZ, "DEED 5, Wellington Land District."

⁶⁹⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

⁶⁹⁵ "Wise's Post Office Directory 1887-1888."

⁶⁹⁶ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946."

⁶⁹⁷ Williams, "Wellington City and Harbour, Looking East from Tinakori Hill."

⁶⁹⁸ Wellington City Council, "Wellington Maps."

⁶⁹⁹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."

⁷⁰⁰ Smith, "Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour."

⁷⁰¹ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 554."



269 Tinakori Road⁷⁰²



The dwelling at 269 Tinakori Road originally sat on Lot 7, divided from Town Acre 519 in 1866, the property of Mr Lawes.⁷⁰³ Lot 7 was purchased by Francis Lissington.⁷⁰⁴ Francis and his wife Mary, nee Shaw, lived in Wellington Terrace rather than Tinakori Road. Francis died in 1882 and by 1886 Mary was living at present day 267 Tinakori Road.⁷⁰⁵ In 1888 Mary sold half of the lot, present day 269 Tinakori Road.⁷⁰⁶ There was already a dwelling on site. An image of Tinakori Road in 1885 showed a small cottage, set back slightly from the road.⁷⁰⁷ The 1890 electoral rolls records Andrew Gillespie living in the dwelling at Tinakori Road. Thomas Ward's 1891 survey sheets overlap at this juncture, and it is unclear if it was a two-storied dwelling with four rooms, or two-storied with six rooms. More oddly still, a 1913 image of the dwelling shows it to be only single-storied.⁷⁰⁸

Described as a barman, Andrew worked for his father Charles Haggerty Gillespie, the publican of the Shepherd's Arms Hotel a few doors down. Charles died in 1897, and his wife Helen continued to run the hotel. Andrew became the hotel manager. By 1905 Helen had retired and was living at 269 Tinakori Road and Andrew had taken over the Shepherd's Arms.⁷⁰⁹ In 1907 the Gillespies sold the dwelling to Mary Louise Miller, nee Monaghan.⁷¹⁰ That same year alterations were carried out, perhaps amalgamating the two residences into one. Mary soon had her sister, Cecilia Monaghan living with her and in 1929 the dwelling was placed in both their names.⁷¹¹ Cecilia and Mary lived out their final years at 269 Tinakori Road. It was finally sold from Monaghan family hands in 1954.



The house likely underwent some modifications while in the hands of the Monaghan sisters. The windows, for example appear to date to c.1930s. In 1962 then owners, H G and M Gastein, added a laundry and shed. In 1989 an addition was added to the first floor. In 2021 the layout had been reconfigured to include three bedrooms (one downstairs and two upstairs), a living room, dining room, kitchen, one bathroom and one ensuite, hall and stairway, laundry and study.⁷¹²

The dwelling appears to occupy the footprint as it appeared in the 1885 image, but it is a much-altered building. It is clad with plain lapped weatherboards. The gable roof is clad in corrugated metal and on the right-hand side is a remnant chimney stack. The side elevations include double-hung sash windows. The street elevation has boxed windows with casements and fanlights. A picket fence and single swing gate separates the dwelling from the street.

⁷⁰² Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁷⁰³ LINZ, "DEED 5, Wellington Land District."

⁷⁰⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

⁷⁰⁵ "Wise's Post Office Directory 1887-1888."

⁷⁰⁶ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946."

⁷⁰⁷ Williams, "Wellington City and Harbour, Looking East from Tinakori Hill."

⁷⁰⁸ Smith, "Part 3 of a 3 Part Panorama Looking over Thorndon, Wellington, and towards the Harbour."

⁷⁰⁹ "New Zealand Electoral Rolls, 1905-1906, Wellington North."

⁷¹⁰ "Deeds Index - Wellington Town Acre - Folio 472 to Folio 946"; "New Zealand Electoral Rolls, 1905-1906, Wellington North."

⁷¹¹ LINZ, "RT WN351/213"; Wellington City Council, "269 Tinakori Road, Electricity Connection Records."

⁷¹² Harcourts Team Wellington, "Thorndon, 269 Tinakori Road."



271 Tinakori Road⁷¹³



In 1872 an area of land on Town Acre 517 was sold by John Kilmister to Ross. The area was on the corner of Karori Road (now Ascot Street) and Tinakori Road for a distance of 85 feet. In February 1873 Ross sold the parcel of land on to Lowes, who sold it six months later to Jeremiah O'Brien and John Duignan who took out a mortgage perhaps indicating they were going to build on the site or add to an existing structure. In 1877 Duignan sold his share of the land to O'Brien.⁷¹⁴

Jeremiah O'Brien (1823-1896) was a grocer, who ran a general store at the front of the section on Tinakori Road, with a dwelling behind.⁷¹⁵ He was in partnership with Edward Byrne who married Jeremiah's daughter, Johanna, in 1889.⁷¹⁶

By 1891 the boundary between Jeremiah's Lot 20 Town Acre 517 and Duignan's Lot 1 Town Acre 519 was on paper only. Fronting Tinakori Road was Jeremiah's rectangular shop with a verandah and shingle roof. A small lean-to at the rear attached it to a two-storied five-roomed building. This structure was attached to a lean-to which sat partially on Duignan's Lot 1 Town Acre 519. This lean-to was, in turn, attached to another lean-to on the rear boundary of the section. Adjacent was a square outbuilding with shingle roof.



By 1896 Jeremiah was 73 years old, had heart disease and bad eyesight. His doctor recommended to the teetotaler that he should have a glass of stout occasionally. Early in January 1896 Jeremiah spent his evening drinking stout at various hotels until the early hours of the morning. He fell into the harbour on his way home and drowned.⁷¹⁷ He bequeathed his property to his daughter Johanna Byrne, despite his wife Catherine still being alive (d. 1899).⁷¹⁸ Richard Duignan was executor of Jeremiah's will.⁷¹⁹

Jeremiah's death signalled a change for the structures on site. Thomas Ward's updated map, c.1900, showed that the shop on Tinakori Road had been demolished as had the various outbuildings. Only the five-roomed, two-storied dwelling remained, which now had a verandah facing Tinakori Road. Johanna and Edward had moved into the family home with their four children. Their eldest son, Joseph, purchased the house in 1927 although Edward and Johanna continued to live in the house at Tinakori Road.⁷²⁰ Edward died in 1933 and Joseph, a solicitor, moved back into the family home.⁷²¹ In 1937 the Byrnes applied to convert the dwelling, recorded as an eight-roomed property, into two flats.⁷²² Johanna remained in the home, likely in one of the flats, until her death in 1940.⁷²³ The dwelling was rented out but remained in family hands until 1952.⁷²⁴

By 1980 the wooden dwelling was somewhat dilapidated and consisted of two flats. The owner proposed to convert the ground floor in a café and pottery shop. Opposition from Thorndon residents saw the Council reject the proposal, and today the dwelling remains in two flats.

Today the dwelling at 271 Tinakori Road is clad in plain lapped weatherboard to the front elevation and rusticated weatherboard to the side. The hipped pyramid roof is clad in corrugated metal and on the upper level are two box windows with casement

⁷¹³ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁷¹⁴ LINZ, "Deeds Index - Town of Wellington - Folio 1 to Folio 758."

⁷¹⁵ "Wise's Post Office Directory 1880-1881"; Ward, "Thomas Ward Map," 1892.

⁷¹⁶ Evening Post, "Page 3 Advertisements Column 2," 1895.

⁷¹⁷ New Zealand Times, "News of the Day."

⁷¹⁸ New Zealand Times, "A Tinakori Road Land-Slide."

⁷¹⁹ New Zealand Times, "City Police Court."

⁷²⁰ LINZ, "RT WN340/259."

⁷²¹ "Wise's Post Office Directory 1934."

⁷²² Wellington City Council, "271 Tinakori Road, Electricity Connection Records."

⁷²³ "Wise's Post Office Directory 1940."

⁷²⁴ LINZ, "RT WN340/259."



sashes and fanlights with leadlights. A shingled flare creates a horizontal band between the upper and lower level. At ground level sits a bow window with a flat roof as well as French doors. The panelled front door is glazed in its upper third and has a segmental arched door head.



273A Tinakori Road⁷²⁵



The substantial dwelling at 273A Tinakori Road stands on Lot 18 on what was originally Town Acre 517. Lot 18 was purchased in 1874 by Joseph Earle (1831-1911). Earle erected a family home on the Tinakori Road frontage, but the rear of the section was left undeveloped during the nineteenth century. In 1897 Earle's daughter Henrietta married Duncan McKay (c.1873-1964), an accountant. In 1904 Duncan McKay applied for a building permit and by 1905 the McKays had erected a home on the rear of Lot 18, despite not owning the land.⁷²⁶ Joseph Earle died at 273 Tinakori Road in 1911.⁷²⁷ The McKays continued to live at 273A Tinakori Road, connecting to electricity in 1914. In 1919 McKay finally purchased Lot 18.⁷²⁸ In 1927 McLean and Gray Ltd made additions and alterations to the house.⁷²⁹ Few modifications are recorded after this date. In 1981 it was repiled and in 2019 the partly collapsed retaining wall was replaced in timber and concrete.

The 1904 villa is invisible from the street, sitting on the rise above Tinakori Road and Ascot Street. It is later than most surrounding dwellings and appears significantly larger. No statement can be made regarding its integrity although the footprint appears to be consistent with the outline recorded in the 1937 housing survey.⁷³⁰

⁷²⁵ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁷²⁶ "Wise's Post Office Directory 1906"; Wellington City Council, "273A Tinakori Road."

⁷²⁷ Evening Post, "Obituary," 1911.

⁷²⁸ LINZ, "WN263/54."

⁷²⁹ Wellington City Council, "273A Tinakori Road, Alter and Add to Dwelling."

⁷³⁰ Wellington City Council, "1937 Housing Survey, Sheet T27."



301 Tinakori Road⁷³¹



The history of the dwelling at 301 Tinakori Road, originally part of Town Acre 516, is closely connected with John Kilmister and his adjacent residence at 31 Ascot Street. The dwelling at present day 301 Tinakori Road was part of the Kilmisters garden. Kilmister's own house may date to 1865 and he was living on site from the mid-1870s.⁷³² Records of ownership compared with records of occupation suggest that Kilmister built cottages on the land to the south-east and north-east of his own residence and then leased them.⁷³³

In 1891 Thomas Ward recorded the various dwellings surrounding Kilmister's own residence. The site of present-day 301 Tinakori Road was empty apart from a lean-to which appeared to be connected to Kilmister's own home and a lean-to attached to the dwelling at present-day 303 Tinakori Road. Thomas Ward's updated map, recorded closer to 1900, showed the road had encroached on Kilmister's property and the site at 301 Tinakori Road was empty of structures; the dwelling at 303 Tinakori Road had been demolished.

In 1893 the first record of title was issued to John Kilmister the younger, a farmer, for a large area of land bordered by Glenbervie Road (Sydney Street West) and



Glenbervie Cutting (Ascot Street). It included the site of 301 Tinakori Road. The dwelling at 301 Tinakori Road was likely extant by 1910, given that John Junior was a resident of 12A Karori Place (301 Tinakori Road) by then.⁷³⁴ In 1911 John transferred the land to his son Arthur, after which time Arthur and family occupied the house.⁷³⁵

Arthur subdivided the land in 1923. The survey plan shows two adjoining houses to the southeast of the Kilmister family home. Both were described as wooden houses and the footprints were almost mirror versions of each other. 301 Tinakori Road was subdivided as Lot 1.⁷³⁶ In 1925 Arthur transferred the dwelling on Lot 1 to Phyllis Laurel Kilmister, his daughter, who was only 12 years old at the time.⁷³⁷ The 1935 electoral roll placed Phyllis at 228 Sydney Street—likely present day 301 Tinakori Road. In 1940 she married Jack Webber and the couple continued to live in Sydney Street/Tinakori Road.⁷³⁸ It was not until 1977 that Phyllis sold the property from Kilmister family hands.⁷³⁹

The dwelling at 301 Tinakori Road is essentially a villa with a lean-to and covered-in verandah beside the bay window. Villas were the popular design for new homes from the 1880s through to about World War 1 and this particular dwelling likely dates to c.1910. It is single-storied, clad in rusticated weatherboard, with a hip roof and double-hung sash windows. The level of integrity is difficult to assess given it is almost entirely hidden from street view, but no Council-permitted modifications have been recorded. The exterior, then, is likely to have a relatively high degree of integrity.⁷⁴⁰

⁷³¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁷³² “Wise’s Post Office Directory, 1875-1876”; “Wise’s Post Office Directory, 1878-1879.”

⁷³³ Evening Post, “Page 8 Advertisements Column 1.”

⁷³⁴ “Wise’s Post Office Directory 1911.”

⁷³⁵ “Wise’s Post Office Directory 1913.”

⁷³⁶ LINZ, “DP 6456, Wellington Land District.”

⁷³⁷ LINZ, “RT WN68/9”; LINZ, “RT WN445/181.”

⁷³⁸ “Electoral Roll, Wellington, Karori.”

⁷³⁹ LINZ, “RT WN445/181.”

⁷⁴⁰ Homes.co.nz, “301 Tinakori Road, Thorndon, Wellington.”



303 Tinakori Road⁷⁴¹



Like its sister property at 301 Tinakori Road, the history of the dwelling at 303 Tinakori Road is closely connected with the Kilmister family and their adjacent residence at 31 Ascot Street. The dwelling at present day 303 Tinakori Road was part of the Kilmister's garden.

In 1891 Thomas Ward's survey recorded the various dwellings surrounding Kilmister's own residence and the site which is now 303 Tinkaori Road included an asymmetrical 2 room cottage, with a lean-to that sat on the site of present-day 301 Tinakori Road. Thomas Ward's updated map, recorded closer to 1900, showed the road had encroached on Kilmister's property and the cottage had 303 Tinakori Road had been demolished. By this date John Kilmister the younger owned the swathe of land, including the empty site of 303 Tinakori Road. The dwelling at 303 Tinakori Road was likely extant by 1910, given that John Junior was a resident of 12A Karori Place (301 Tinakori Road), and 12 Karori Place (303 Tinakori Road) was leased.⁷⁴² In 1911 John transferred the land to his son Arthur, after which time Arthur and family occupied 12A Karori Place and continued leasing present-day 303 Tinakori Road.⁷⁴³

Arthur subdivided the land in 1923. The survey plan shows two adjoining houses to the southeast of the Kilmister family home. Both were described as wooden houses and the footprints were almost mirror versions of each other. 303 Tinakori Road



was subdivided as Lot 2.⁷⁴⁴ In 1923, following the subdivision, Arthur sold 303 Tinakori Road to Emily Newcombe.⁷⁴⁵ Emily was a Kilmister, Arthur's sister. She married Thomas Sydney Newcombe in 1894. Emily continued to lease the dwelling and in 1935 sold the property to Arthur's daughter Otari. In 1943 Otari transferred the property to her sister Emily Webber, who now owned both 301 and 303 Tinakori Road. In 1977 Emily sold the property from Kilmister family hands.⁷⁴⁶

The dwelling at 303 Tinakori Road, like 301 Tinakori Road, is a villa with a bay window facing the street. 303 Tinakori Road likely dates to c.1910. It is single-storied, clad in rusticated weatherboard, with a hip roof and double-hung sash windows. Images indicate the interior has a high degree of integrity with timber wall linings, and mantelpieces retained. There were unspecified additions and alterations carried out in 1996, which likely included the addition of a sympathetically designed sunroom at the rear of the property. The level of integrity on the exterior also seems high, although the dwelling is almost entirely hidden from street view.⁷⁴⁷

Comparative Analysis Summary

In this section a summary of the findings of a comparative analysis is presented. Supporting information can be found in Appendix 1. The Ascot Street Heritage Area is compared with two other recognised and listed heritage areas to discover the particular strengths of the Ascot Street neighbourhood.

The Lyttelton Township Historic Area, listed by HNZPT in 2009 (List No. 7784), is an excellent surviving example of a planned colonial settlement dating from 1849. The town differed from the Edward Gibbon Wakefield and the New Zealand Company's settlement in Te Whānganui-a-Tara Wellington.⁷⁴⁸ It was meticulously planned, thus setting itself apart from the Wellington model which was only surveyed after settlers had arrived. Yet Ōhinehou Lyttelton was designed to be a

⁷⁴¹ Please see the Historical Summary for contextual information, particularly relating to the early history of the Town Acres and street development.

⁷⁴² "Wise's Post Office Directory 1911."

⁷⁴³ "Wise's Post Office Directory 1913."

⁷⁴⁴ LINZ, "DP 6456, Wellington Land District."

⁷⁴⁵ LINZ, "RT WN307/37."

⁷⁴⁶ LINZ.

⁷⁴⁷ Homes.co.nz, "303 Tinakori Road, Thorndon, Wellington."

⁷⁴⁸ Heritage New Zealand Pouhere Taonga, "Lyttelton Township Historic Area."



small port village, in much the way that the Ascot Street Heritage Area formed its own community, and there are a number of interesting comparisons and contrasts to be drawn between the two. The most striking contrast was the type of resident each attracted. Wakefield aimed to gain high land sale prices in order to attract a “high class” of settler into a Church of England settlement, in the same way that Ōtepoti Dunedin was a Free Church settlement.⁷⁴⁹ The area around Ascot Street, in stark contrast, was an area of modest land prices, humble dwellings and working-class folk. The plan for Ōhinehou Lyttleton’s streets met the realities of building and settling in the dramatic volcanic landscape with its steep topography. While Ōhinehou Lyttleton’s grid system was planned in a more organised manner, it still had to contend with the steep and narrow streets with residences clinging to steep hillsides. The style of dwellings was similar in both areas; small worker’s cottages, neither grand in scale nor design. Both Areas have maintained the integrity of these difficult routes, precipitous sites, and Victorian cottages. As a small township, Lyttleton Historic Area also includes commercial and industrial buildings, and residences that date to different periods of the twentieth century. Ascot Street Area is almost solely residential, and the vast majority of buildings were built during the nineteenth century. Yet both communities have retained a townscape that has a high degree of integrity. Both encapsulate much of Aotearoa New Zealand’s early pioneer, social and economic history.⁷⁵⁰

Te Whānganui-a-Tara Wellington’s Aro Valley Cottages Heritage Area incorporates twelve dwellings built between 1879 and 1903 and situated in lower Aro Street. While similar in date of construction to a number of dwellings in the Ascot Street Heritage Area, they date to a slightly later period of settlement. Many of the dwellings in the Ascot Street Heritage Area likely date to the 1860s and the early 1870s. Both Heritage Areas were predominantly working-class neighbourhoods, but where Ascot Street residents dealt with muddy cuttings, narrow streets and steep ridges, Aro Street was formed along the valley. The site was flat and the road wider and more accessible. The twelve dwellings of the Aro Valley area are remarkably homogeneous in form, materials, and scale. Unlike the Ascot Street Area, each dwelling has a low-slung roof and verandah, which some observers believe indicates an Australian influence.⁷⁵¹ The materials and residential scale of the dwellings in both Areas, however, are very similar, clad in weatherboard with gable roofs and a lean-to at the rear. The two-storied dwellings, for example 40 and 42 Aro Street, are perhaps more ornamental than

⁷⁴⁹ Heritage New Zealand Pouhere Taonga.

⁷⁵⁰ Heritage New Zealand Pouhere Taonga.

⁷⁵¹ Wellington City Council, “Aro Valley Cottages Heritage Area.”



many of those in the Ascot Street Heritage Area, but also appear to have a slightly later construction date. Some of the homes were tenanted, but there was a higher proportion of own/occupiers than the Ascot Street Area.⁷⁵² The degree of cohesion and integrity in the Aro Valley Heritage Area is significant, yet the Ascot Street Heritage Area has around 85 properties where a similar degree of integrity is on display. The townscape and surrounds of the Ascot Street Area also provide a more varied architectural and aesthetic experience.

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.

The dwellings and the streets that make up the Ascot Street Heritage Area have **significant** historic and cultural values for their association with the historic theme of immigration, particularly early colonists (1840-1869) and Vogel-era assisted immigration (1871-1882). It is also associated with colonisation settlement patterns relating to the New Zealand Company (Mein Smith) survey, roads and houses. Other related themes include suburban expansion, response to topography and the development of domestic European economies.

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

N/A

⁷⁵² Wellington City Council.



(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 Heritage Area is associated with three architects of note. James Bennie, Christian Toxward and John Swan. Bennie was a prolific architect, best known for his theatres and houses. Today, only two of his fine houses remain, one of which is The Wedge on Glenbervie Terrace. Toxward was also a prolific architect and the first major architect in private practice in Te Whānganui-a-Tara Wellington. Today little of Toxward's work in Te Whānganui-a-Tara Wellington remains standing. Swan was particularly known as an architect of houses and churches, and many prominent buildings in the city were of his design. The Moorings, at 31 Glenbervie Terrace, was designed as Swan's own home and is a building of special character built on a difficult site. The contributions of these architects to the character of the Heritage Area are **regionally significant**.

The dwelling at 194A Sydney Street West was home to painter Rita Angus. Composer Douglas Lilburn made his home at 22 and 24 Ascot Street. Both dwellings are **nationally significant** as a piece of the artistic and cultural history of Aotearoa New Zealand.

(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.

The Ascot Street Heritage Area has high social **significance**. As the small, vernacular dwellings of the Wellington's early settlers and the labouring class, the dwellings and landscape contribute to our understanding of how this community lived and interacted. The high number of rental properties and high tenant turn over speaks to the poorest of the working class who struggled to maintain stability and gather sufficient funds to put a roof for their family's heads. The insight the Heritage Area provides into everyday experience is **significant** at a **national** level.

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.

These are encompassed by the Ascot Street Heritage Area is an archaeological site (R27/270). Some buildings or parts of buildings constructed pre-1900 are also archaeological. An investigation of the site using archaeological methods may contribute to the knowledge and understanding of the **region**.

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

While few dwellings within the Ascot Street Heritage Area are architecturally designed, the vernacular architecture is of **national significance**. The Heritage Area is associated with the vernacular architecture of early settlement and speculator housing. They are builder-designed and a proportion that is fit-for-purpose. The dwellings were built for the working class, by the working class. This cohesive architecture is represented through several phases of vernacular development: from small 1860s cottages to slightly larger 1870s dwellings; spectator housing and increased subdivision from the mid 1870s and 1880s; and the development of two-storied dwellings towards the end of the century. Few areas in Aotearoa New Zealand are so notable as a display of cohesive vernacular architecture as it develops through the last decades of the nineteenth century.

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

The Ascot Street Heritage Area contributes to the understanding of the wider Thorndon townscape. From the street, the concentration of small Victorian dwellings lends a remarkably cohesive aesthetic, and yet variety is introduced by later villa-esque modifications, 1920s homes and even a 1950s Modernist residence. While there has been some loss of value by the construction of the motorway, the replacement buildings do not unduly detract from the character values of the



townscape. The narrowness of Ascot Street and Glenbervie Terrace is also a significant feature of the townscape. The Ascot Street Heritage Area, then, has extremely **significant** townscape values at a national level.

(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.

Ascot Street Heritage Area is a remarkably coherent and concentrated group of pre-1900 dwellings. It is cohesive in style, materials and use. Most of the dwellings date to the Victorian period and are modest timber constructions designed for the working class. Many of the dwellings share a common history as speculator constructions and a high proportion were built to lease. The uniformity and dense concentration of the group of residences is **significant nationally**.

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

The surroundings and setting of the Heritage Area contribute to our understanding of its history. The difficult topography of the Area saw it rejected by the elite and embraced by those who could not afford prime sites close to the city. The steep ridges on which many dwellings perch, the small sections, the irregular boundaries, and the densely packed cottages all speak to the haphazard nature of the working class development. The dwellings were small and inexpensive, designed to meet the working-class market. From tenants to impoverished widows, to working class families, the setting is a testament to the character of the community and is **nationally significant**.

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

N/A



(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.

Although information on the construction of the dwellings is limited, they were designed and constructed, for the most part, by land-owning builders. Building was a second career for many,⁷⁵³ and the vernacular design and construction techniques provide an interesting insight into the kind of Victorian dwellings erected by able labouring men, rather than trained architects and contractors. These technological values are **significant** on a **regional** basis.

(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 Ascot Street Heritage Area is **nationally significant** for its extremely high level of integrity. Although the majority of residences have had additions and alterations over the course of the twentieth century, their street façades present a high degree of authenticity. Many interiors have also been modernised in a manner that retains character elements. The footprint of most of the dwellings remains original, except at the rear where small gardens have been overtaken by modern additions. This integrity is enhanced by the remarkable cohesion of original dwellings, undisturbed by demolition and modern homes.

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

Ascot Street Heritage Area includes cottages dating to the early years of European settlement of the Te Whānganui-a-Tara Wellington region. While early records of occupation are unavailable or obtuse, records of land ownership suggest cottages were built in the area from the 1860s. A rare few may even date to the late 1850s.

⁷⁵³ For example Richard Tuckwell was a painter turned carpenter and James Cattell a cordwainer turned carpenter



The Heritage Area, then, is **significant regionally** for its connection with early colonialism.

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

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

N/A

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

The Ascot Street Heritage Area has high recognition value for its connection with early settlement and modest worker's cottages. When several homes were purchased and demolished to make way for motorway extension, the community protested the loss of this heritage. The contribution of the dwellings to the wider Thorndon Character Area has already been recognised by the Wellington City Council. The Heritage Area, then, has **significant regional** recognition value.

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

Ascot Street Heritage Area provides a sense of place for residents, evident in the alterations for modern living that sit alongside carefully maintained character exteriors. For residents of Te Whānganui-a-Tara Wellington city, these narrow streets and Victorian worker's dwellings provide a sense of continuity from the early settlers who dreamed of a new life in a new land to the modern capital city of Aotearoa New Zealand. For these reasons, the Heritage Area has a **significant** sense of place at a **regional** level.



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

Not assessed.

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

Ascot Street Heritage Area is extremely rare at a **national** level. There are few residential areas in Aotearoa New Zealand that have such a concentrated and cohesive heritage character dating back to the earliest days of European settlement and over such an extensive area. It is also rare to find an area of such early and dense speculative and tenant housing that still remains intact. The high number of original 1860s and 1870s workers cottages, in particular, combined with the area's original narrow streets provide a remarkable glimpse back in time that is rare and extremely **significant**.

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

The Heritage Area represent the humble working-class dwellings and modest rental properties that once dotted numerous inner-city suburbs throughout Aotearoa New Zealand's cities. The Ascot Street Heritage Area is particularly representative of 1860s and 1870s workers' cottages that were only two or three rooms, on tiny sections, sitting cheek-by-jowl with their neighbours. The narrow roadways of Ascot Street, Glenbervie Terrace and Parliament Street also represent the development of local tracks into muddy cuttings and narrow streets formed for pedestrians and horse and cart. The Heritage Area, then, has **significant national** value as a testament to the early, humble inner-city suburbs that have slowly disappeared over the course of the twentieth century.

2021 - Review against revised heritage assessment criteria

Significant heritage values – A,B,C,E,F



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

Recommendations

The Ascot Street Heritage Area meets the threshold for eligibility as a Historic Heritage Area. The Ascot Street Heritage Area should include the dwellings within the area bordered by Ascot Street, Sydney Street West, Hill Street and Tinakori



Road. Scheduling should protect the exterior form, materials, scale and roof line of the buildings and structures, and extend over the entire legal site boundaries.

The Ascot Street Heritage Area meets the threshold for eligibility as it has significant **historic** and **cultural** values associated with the **historic themes** including immigration and settlement. This dense **grouping** of Victorian dwellings maintains a high degree of **integrity**, particularly from the street front, which is increasingly **rare** in Aotearoa New Zealand. While the Area is associated with important Te Whānganui-a-Tara Wellington **architects**, it is particularly significant as an enclave of builder-designed Victorian workers' dwellings which provide a rich insight into the **social** values of the day. The dwellings embody significant **physical** values, including vernacular **architecture** and early construction **technology**. The **townscape** values and **surroundings** are integral to the character of the Area, and these are well **recognised** by residents and Wellington's city dwellers.

Other recommendations:

It is recommended that the Ascot Street Heritage Area is nominated to HNZPT for inclusion on the List/Rārangi Korero.

Extent of the Place

There are 86 properties included in the Ascot Street Heritage Area as shown in the extent map (WCC Heritage Places & Objects Map 20 September 2021). It is proposed that 79 of those properties are included in the Heritage Area.

It is recommended that the extent of the area is Pt Lot 22, DP 32 (RT WN553/9); Lot 2 DP 870 (RT WN92/168); Lot 21 DP 32 (RT WN17D/181); Lot 20 DP 32 (RT WN7/75); Pt Lot 3 DP 32 (RT WN13/118); Lot 19 DP 32 (WN9/216); Lot 2 DP 89008 (RT WN56C/312); Part Lot 5 Deposited Plan 32 and Section 1374 Town of Wellington (RT WN24D/992); Lot 6 DP 32 (RT WN39D/881); Lot 7, DP 32 (RT WN8/29); Lot 1 DP 302533 (RT WN7/215); Part Lot 8 DP 32 (RT WN102/54); Lot 18 DP 32 (RT WN8/60); Lot 2 DP 10189 (RT WN458/230); Lot 2 DP 12094 (RT WN569/198) and Lot 2-3 Deposited Plan 12094 (RT WN569/198); Lot 1 DP 10189 (RT WN515/298); Area 3, 5 C (RT 844398); Lot 1 Deposited Plan 12094 AND Area 4 (RT 844399); Lot 1 Deposited Plan 12094 (RT WN19C/1407); Lot 1 Deposited Plan 12094 (RT WN19C/1408); Lot 10 DP 32 (RT WN102/235); Lot 1 Application Plan 2159 (RT WN157/67); Pt Sec 516 Town of Wellington (RT



WN339/245); Part Section 516 City of Wellington (RT WN19D/38); Lot 1 Application Plan 1188 (RT WN110/127); Part Section 516 City of Wellington (RT WN97/268); Part Section 516 (RT WN 13A/65); Lot 1 DP 370675 (RT 286384); Lot 1 Application Plan 43 (RT WNB4/1041); Pt Sec 521 Town of Wellington (RT WN351/223); Lot 1, Deeds 402 (RT WN351/231); Pt Lot 3 Deeds 402 (RT WN351/230); Section 1399 Town of Wellington AND Flat 1 Deposited Plan 61276 (RT WN30C/58) AND Flat 2 Deposited Plan 61276 (RT WN54A/368); Lot 1 DP 73408 (RT WN40C/397); Lot 1 DP 60215 (RT WN29D/648, WN29D/649, WN29D/650); Lot 2 DP73408 (RT WN 40C/398); Town of Wellington (RT WN32A/888); Section 1411 Town of Wellington (RT WN WN33D/7, WN33D/7, WN33D/9); Lot 1 DP 51292 (RT WN22A/811); Section 1380 Town of Wellington (RT WN33D/29, WN33D/30, WN33D/31, WN33D/32, WN33D/33, WN33D/34, WN33D/35, WN33D/36); Lot 2 DP 51292 (RT WN22A/812); Section 1 SO 34805 (RT WN34A/446, WN40D/55, WN40D/56, WN40D/57, WN40D/58, WN40D/59, WN40D/60); Lots 1 & 2 Deeds Plan 5 & Pt Secs 520 521 Town of Wellington (RT WN103/37, WN13/33); Lot 3, Deeds 5 (RT WN5/209); Lot 2 DP 77921 (RT WN44C/544); Lot 1 DP 77921 (RT WN44C/543); Lot 1 DP 510272 (RT 780945); Lot 1 DP 381133 (RT325157, 539922, 390178); Lot 1 Application Plan 1126 (RT WN105/223); Lot 1 DP 72205 (RT WN40B/183, WN40B/184, WN40B/185, WN40B/186, WN40B/187); Pt Section 522 Town of Wellington (RT WN40/128); Lot 1 Application Plan 1230 (RT WN415/116); Lot 1 DP 60215 (RT WN29D/648, WN29D/649, WN29D/650); Lot 1, DP 5571 (RT WN WN363/70); Lot 1 DP 85326 (RT WN 53A/996); Lot 1, DP 5571 (RT 23483); Lot 2 DP 85326 (RT WN53A/997); Lot 1 DP 307485 (RT 38276); Lot 3 DP3562 (RT WN 243/204); Lot 2 DP 3562 (RT WN243/26); Lot 1 DP 3562 (RT WN245/133); Lot 1 DP 89008 (RT WN56C/311); Lot 1 DP 870 (RT WN441/105); Lot 3 DP 870 (RT WN95/141); Lot C DP 453 (RT WNC1/909); Lot 4 DP 32 (RT WN7/244); Pt Lot 5 DP 32 (WN7/244); Lot 6 Deposited Plan 32 and Section 1 Survey Office Plan 35459 (RT WN39D/881); Pt Lot 5, Deeds 208 (RT WN401/30); Lot 1, DP 3-6937 (RT WN 22B/973); Lot 3, Deeds 208 (RT WN351/232); Pt Section 521 Town of Wellington (RT WN46B/439); Lot 2 Deeds 208 (RT WN4351/233); Lot 1, Deeds 208 (RT WN351/220); Pt Sec 521 Town of Wellington (RT WN351/221); Pt Lot 9 Deeds 5 (RT WN351/215); Lot 9 Deeds 5 (RT WN3/8); Lot 1 DP 8095 (RT WN18A/820 and WN18A/821); Pt Lot 8 Deeds 5 (RT WN351/211); Pt Lot 8 Deeds 5 (RT WN351/214); Pt Section 519 Town of Wellington (RT WN351/212); Pt Lot 7 Deeds 5 (RT WN351/213); Pt Section 517 (RT WN340/259); Pt Section 517 (RT WN 263/54); Lot 1 DP 6456 (RT WN445/181); Lot 2 DP 6456 (WN307/37) Wellington Land District.

This extent **excludes** the following properties:



Excluded from the Ascot Street Heritage Area

Address	Legal description	Exclusion reason(s)
6-8 Glenbervie Terrace	Section 1399 Town of Wellington AND Flat 1 Deposited Plan 61276 (RT WN30C/58) AND Flat 2 Deposited Plan 61276 (RT WN54A/368), Wellington Land District.	Modern construction
19, 21 Glenbervie Terrace	Section 1380 Town of Wellington (RT WN33D/29, WN33D/30, WN33D/31, WN33D/32, WN33D/33, WN33D/34, WN33D/35, WN33D/36), Wellington Land District. Originally part Town Acre 521	Modern construction
23 Glenbervie Terrace (Flats 1 to 6)	Section 1 SO 34805 (RT WN34A/446, WN40D/55, WN40D/56, WN40D/57, WN40D/58, WN40D/59, WN40D/60), Wellington Town District. Originally part Town Acre 522	Modern construction
23 Glenbervie Terrace (Flats 1 to 6) Incorporating former 25, 27 and 29 Glenbervie Terrace	Section 1 SO 34805 (RT WN34A/446, WN40D/55, WN40D/56, WN40D/57, WN40D/58, WN40D/59, WN40D/60), Wellington Town District. Originally part Town Acre 522	Modern construction
111 Hill Street	Lot 1 DP 381133 (RT325157, 539922, 390178), Wellington Land District. Originally	Modern construction



	part Town Acres 522 and 523	
16 Parliament Street	Lot 1 DP 307485 (RT 38276), Wellington Land District. Originally part Town Acre 522	Modern construction

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
2 Ascot Street	3
3 Ascot Street	3
4 Ascot Street	3
6 Ascot Street	3
7 Ascot Street	3
8 Ascot Street	3
10 Ascot Street	3
11 Ascot Street/212 Sydney Street West	3
15 Ascot Street	3
17 Ascot Street	3
18 Ascot Street	3
19 Ascot Street	3
20 Ascot Street	3



21 Ascot Street	3
22 and 24 Ascot Street	4
23 Ascot Street	3
24A and 24B Ascot Street/275 Tinakori Road	3
25 Ascot Street	3
26 Ascot Street	3
27 Ascot Street	3
28 Ascot Street	3
29 Ascot Street	3
30 Ascot Street	3
31 Ascot Street	3
32 Ascot Street	3
33 Ascot Street	3
1 Glenbervie Terrace	3
2 Glenbervie Terrace	3
4 Glenbervie Terrace	3
6 Glenbervie Terrace	2
8 Glenbervie Terrace	2
10 Glenbervie Terrace	2
12 Glenbervie Terrace	2
11 Glenbervie Terrace	3
13 Glenbervie Terrace	3
15-17 Glenbervie Terrace	3
16 Glenbervie Terrace	3
19, 21 Glenbervie Terrace	2
20 Glenbervie Terrace	4
23 Glenbervie Terrace	2
31 Glenbervie Terrace	4
35 Glenbervie Terrace	3



37 Glenbervie Terrace	3
39 Glenbervie Terrace	3
41 Glenbervie Terrace	2
111 Hill Street	2
119 Hill Street (2 Parliament Street)	3
121 Hill Street	2
1 Parliament Street	3
6 Parliament Street	3
8 Parliament Street	3
9 & 11 Parliament Street	3
10 Parliament Street	3
12A Parliament Street	TBD
14 Parliament Street	3
16 Parliament Street	2
192 Sydney Street West	3
194 Sydney Street West	3
194a Sydney Street West	4
196 Sydney Street West	3
200 Sydney Street West	3
202 Sydney Street West	3
204 Sydney Street West	3
206 Sydney Street West	3
210 Sydney Street West	3
214 Sydney Street West	3
241 Tinakori Road	3
243 Tinakori Road	3
245 Tinakori Road	3
247 Tinakori Road	3
249 Tinakori Road	3



251 Tinakori Road	3
251 Tinakori Road	3
253 Tinakori Road	3
257 Tinakori Road	3
259 Tinakori Road	3
261 and 261A Tinakori Road	3
263 Tinakori Road	3
265 Tinakori Road	3
267 Tinakori Road	3
269 Tinakori Road	3
271 Tinakori Road	3
273A Tinakori Road	3
301 Tinakori Road	3
303 Tinakori Road	3

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Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013


Appendix 3 Supplementary images

Appendix 4 Records(s) of title, Deeds register and Gazette notice information



Appendix 1 Comparative analysis

Historic Areas with high concentrations of early settlement dwellings.

Place name	Address	Heritage Listing or recognition of significance of area	Photographs	Analysis
Lyttelton Township Historic Area	Ōhinehou Lyttelton	HNZPT Historic Area List No. 7784		<p><i>The following is taken from HNZPT's List entry for the Lyttelton Township Historic Area.⁷⁵⁴</i></p> <p>The Lyttelton Township Historic Area, listed by HNZPT in 2009 (List No. 7784), is an excellent surviving example of a planned colonial settlement dating from 1849. The plan, which retains high integrity, reflects both mid-nineteenth century colonial planning models and the realities of the requirements of building and settling in the dramatic volcanic landscape with its steep topography—not unlike the steep ridge</p>

⁷⁵⁴ Heritage New Zealand Pouhere Taonga, "Lyttelton Township Historic Area."



Images showing the narrow streets, steep hillsides, and early dwellings of the Lyttelton Historic Area. Google Streetview.

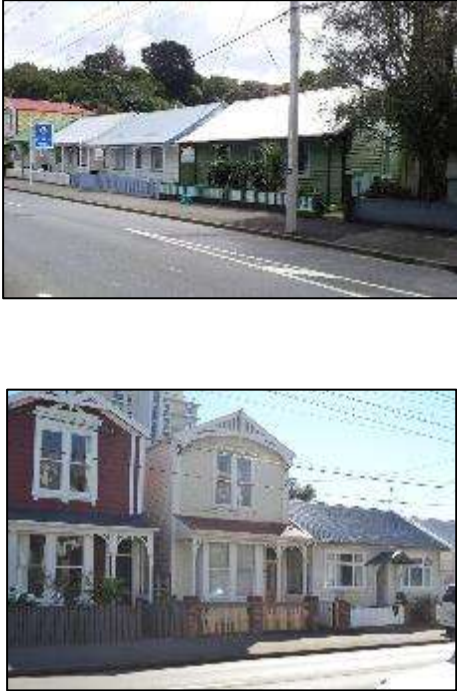
on which the Ascot Street Heritage Area was built. The idea of Ōhinehou Lyttelton port and township was conceived by Edward Gibbon Wakefield and John Robert Godley. The planned settlement of Ōhinehou Lyttelton set itself apart from earlier Wakefield settlements in Aotearoa New Zealand (e.g. Wellington). They had the ambitious aim of gaining high land sale prices in order to attract a high class of settlers and fund the foundations of a specifically Church of England settlement. It was also designed to be a decentralised village rather than the major city planned, and achieved, in Te Whānganui-a-Tara Wellington. The historic area includes numerous steep streets, paths and steps, residential buildings closely strung along the hillside echoing the landscape of the Ascot Street Heritage Area. It also included commercial and institutional buildings but, like Ascot Street Area, it was dominated by workers' dwellings which inform us about social



				<p>demographics. It retains a small-scale human dimension as an open township where the properties are easy to see and have a high degree of interconnectivity. The high proportion of nineteenth century buildings throughout the town sit alongside later buildings so that the architectural development of the town can be clearly seen. Ōhinehou Lyttelton's buildings are like a reference book of architectural styles. Although generally not grand in scale or design, these include physical traits and features commonly associated with identifiable building types and architectural periods throughout the twentieth century.</p>
Aro Valley Cottages Heritage Area	32-46, 39-45 Aro Street, Wellington	Scheduled on the WCC District Plan as a Heritage Area (11/16)		<p><i>The following is taken from WCC's description of the Aro Valley Cottages Heritage Area.⁷⁵⁷</i> The Aro Valley Cottages Heritage Area incorporates twelve single and two-</p>

⁷⁵⁷ Wellington City Council.



		<p>HNZPT Historic Area, List No. 7030.⁷⁵⁵</p>		<p>storied dwellings built between 1879 and 1903. 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. It is a much smaller geographical area, with a smaller number of heritage buildings, than that embodied by the Ascot Street Heritage Area. Like Thorndon, Aro Valley is one of the city's oldest suburbs, established soon after European settlement began, but was slower to grow as land remained in the hands of absentee Māori owners. Like the Ascot Street Heritage Area, the valley has been a working-class area over most of its history and the houses in the area have had predominantly working-class occupants. They are similar in scale, form and materials but the Te Aro cottages are examples of houses built from standard designs</p>
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⁷⁵⁵ Heritage New Zealand Pouhere Taonga, “Aro Street Historic Area.”



			 <p><i>Views of dwellings within the Aro Valley Cottage Heritage Area, 2014, WCC.⁷⁵⁶</i></p>	<p>(probably pattern books in most cases).⁷⁵⁸ In contrast the residences of Ascot Street Area are predominantly builder-designed and show a great deal of individual character. Nevertheless, both Areas have a high degree of integrity and add a particular nineteenth century flavour to the townscape.</p>
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⁷⁵⁶ Wellington City Council, "Aro Valley Cottages Heritage Area."

⁷⁵⁸ Wellington City Council.



Appendix 2 Wellington Thematic Heritage Study 2013

Select the themes & subthemes which apply to the place		Yes / some (add explanation)
A	MIGRATION/ IMMIGRATION	
A1.3	Early Colonists 1840-1869	
A1.3C	Houses and Cottages	Yes. The Heritage Area has a high concentration of early houses and cottages
A1.4	Vogel-era assisted immigration (1871-1882)	
A1.4E	Early speculator housing	Yes. The Heritage Area has a high concentration of early speculator housing
A1.4C	Railways and roads	Yes. The Heritage Area demonstrates the development and changes in early roading
A1.5	Other 19th century/ early 20th century migrations ethnicities	
A1.5D	Shops	Yes. The Heritage Area includes buildings that were used as shops.
A2	Settlement Patterns	
A2.2	Colonisation	
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes. The Heritage Area includes the original Town Acres 516 to 522.
A2.2B	Road alignment	Yes. The road alignments were a feature of the early settlement in the area.
A2.2F	Housing	Yes. The Heritage Area is almost completely residential. Design of houses utilise slope by ensuring minimal hand excavation. Use of retaining walls Narrow streets to allow more houses on a small subdivision.

A2.2G	Roads	Yes. The history of roading (construction and naming) in the Heritage Area adds to an understanding of the development of the area. Narrow streets to allow more houses on a subdivision.
A2.3	Suburban Expansion	
A2.3A	Speculator housing	Yes. The Heritage Area has a high concentration of speculator housing: new builds for lease or sale and multiple houses on a single lot
A2.3B	Street formation	Yes. The Heritage Area is part of the Thorndon suburb and its history of street formation and naming is relevant.
A2.3E	Cuttings	Yes. The Heritage Area includes Glenbervie Cutting and Sydney Street Cutting.
A2.3G	Road building	Yes. The Heritage Area is part of the Thorndon suburb and its history of road building and naming is relevant.
A2.5	Gentrification/ protection of heritage housing	
A2.5C	Restored houses/ precincts	Yes, The Heritage Area as seen a number of old dwellings updated and restored.
A3	People and the natural environment	
A3.1	Response to Topography	
A3.1C	One way streets	Yes. Ascot Street and Glenbervie Terrace are narrow streets, in part one-way. Narrow streets enabled more houses to be built on steeply graded sites.
A3.1B	Zig-zags	Yes, The Heritage Area includes Glenbervie Terrace. Although not an exact zig-zag it has steep corners as a result of the topography.
A3.1D	Houses on difficult sections	Yes. The terrain is steep, and houses are built on steep and



		small sections which are often difficult to access. The design of the houses utilises the slope to reduce the need for excavation.
A3.7B	Retaining walls	Yes. here are many retaining walls in the Heritage Area on Glenbervie Terrace, Ascot Street Hill Street and Parliament Street
A3.7C	Cuttings	Yes. The Heritage Area isa difficult and steep terrain requiring cuttings. Early tracks formed the foundation of these cuttings.
B	DEVELOPING ECONOMIES	
B1.2	Domestic	
B1.2A	European	Yes. The Heritage Area is notable for the number of landowners, who built properties to sell or lease. A number of landowners became carpenters to build spec housing. Widowed and single women also rented out rooms.
B3.2	Road transport links and routes	
B3.2A	Pre-motor vehicle roads	Yes. Early streets were formed before motor vehicles and even today are too narrow for one than one vehicle.
B3.2B	Motor vehicle roads	Yes, the Heritage Area shows the development of early roads and cuttings becoming formed roads for motor vehicles.
B3.2G	Motorways	Yes, the motorway development of the 1960s caused the demolition of a number of early houses in the Ascot Street Heritage Area, particularly Parliament Street,
B6.1	Technology and engineering	
B6.1B	Residences of important engineers	The Heritage Area includes the home of John Swan, noted architect, who designed the dwelling. More recently, noted



		conservation architect Chris Cochran became a resident within the Heritage Area, purchasing and restoring The Wedge.
D2	Education and Learning	
D2.2A	Schools	Yes. Granny Cooper's Schoolhouse is within the Heritage Area



Appendix 3 Supplementary images - see separate document

