

Historic Heritage Evaluation

Two Shop-Residences, Bakehouse and Stables
259 Mansfield Street, Newtown



February 2023

Historic Heritage Evaluation

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Executive Summary

259 Mansfield Street, Newtown, was identified by its owners as having heritage value. The evaluation of heritage values shows 259 Mansfield Street to be a significant example of a complex of commercial and residential buildings which possess **historic and physical** significance, relating in particular to their rarity and integrity.

A complex of buildings has been located at the corner of Mansfield and Rhodes Street for over 120 years. The complex consists of two shops, two attached residences, and a combined bakehouse and stables. For most of its life the building on the corner of Mansfield and Rhodes Streets was known as 259 Mansfield Street. Its adjacent twin was known as 261 Mansfield Street. Today both are included under the same address, 259 Mansfield Street.

The complex of buildings was designed and erected in 1900 by entrepreneurial building firm Hawthorn & Crump for Mary Jones. A widow, Mary Jones ran a confectionary shop in adjacent Riddiford Street. The complex contained two, two-storied timber buildings facing Mansfield Street with single storey accommodation at the rear. The ground floors of each building were dedicated to retail space at the street and residential use at the rear, with bedrooms above the shops. At the rear of the small yard shared by both buildings was a stables and bakehouse.

A bakery shop stood at the corner of Mansfield and Rhodes Street for many years, while the neighbouring shop served as a grocers' before becoming a bootmakers, stationery and fancy goods store run by Agnes and James Beveridge. After Mary Jones' death in 1914, the Beveridges purchased the property. Business continued as usual over the next several decades: 259 Mansfield Street became a confectionary shop run by a succession of lessees, many of them women, and the Beveridges continued their stationary and bootmaking business from 261 Mansfield Street. In 1952 the property was purchased by Lucy Hohberg and her son, who continued to lease the shops and dwellings. The property was sold in 1973, and in 1996 new owners converted the shops and attached residences into four flats. The property changed hands in 2002, but it was not until 2018 that significant alterations were made with the addition of a new porch and laundry at the rear of 261 Mansfield Street. Today, a small business 'Veronica design life' operates from 259 Mansfield Street: a fitting continuation of the buildings' long history of female-run, small business enterprise.

Although Victorian and Edwardian shop-residences were relatively common, 159 Mansfield Street is remarkable for the survival of all of the original buildings on the site. Albeit with some alterations.

It is recommended that the complex of buildings at 259 Mansfield Street is added to the Schedule of Historic Heritage Buildings. The extent should be based on the existing land parcel with the twenty-first century alterations considered to be non-heritage fabric. The buildings have historic and architectural significance as a turn of the century complex of



shop-residences, bakehouse and stables; physical values for their rarity, integrity, representativeness and townscape values.

Summary Statement of Significance

259 Mansfield Street is a significant example of a turn of the century commercial and residential complex of buildings. The following summarises the fundamental values of the place identified against the heritage significance criteria:

The complex of buildings at 259 Mansfield Street has **historic values** and is associated with important **historical themes** including the expansion of suburbs and Wellington's developing economy. Small shops in suburban communities were also meeting places and connect with the theme of building social and cultural connections. 259 Mansfield Street has significant **physical values**, including **architectural** significance as a good representative example of shop- residences designed and built by prominent building firm, Hawthorn and Crump. The buildings also contribute significantly to their **surroundings**, imparting **townscape** values and forming part of an important **group** of small nineteenth century shops on Newtown's main thoroughfare. Their **integrity** in form, function and layout is particularly significant and the extant bakehouse is important for its **rarity**.

Purpose

The purpose of this document is to evaluate the complex of buildings located at 259 Mansfield Street, Newtown, against Wellington City Council's criteria for inclusion on the District Plan Schedule of Historic Heritage Buildings.

The document has been prepared by New Zealand Heritage Properties Ltd for the Wellington City Council. It is intended solely for 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.

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



As with any heritage assessment, there were some constraints experienced in the preparation of this report, but sufficient information was available on which to assess the building. The chronology of the site was pieced together from sources including local historical resources, Wellington City Council archives and *Wise's Post Office Directories*.

Newspaper sources were essential to understanding the history of the buildings. It should be noted that the Optical Character Recognition (OCR) software, which converts these sources into digitised word searchable text, creates some errors in translation. This limits a researcher's ability to accurately identify all contemporary information.



Heritage Inventory Report

Site Detail

| | |
|---|---|
| Site address or address(es) and/or location | 259 Mansfield Street, Newtown |
| Property Name | Shops-residences with bakehouse and stables |
| Other names | None |
| Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information | Part Section 875 TN of Wellington (WN86/21) |
| NZTM grid reference | 1749071, 5428277 |
| District Plan Reference Number | N/A |
| Sites of significance to Māori | None, but near the Waitangi Awa |
| WCC Heritage Area | None |
| HNZPT listed | Not listed |
| HNZPT category | None |
| Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6) | Unknown |
| New Zealand Archaeological Association (NZAA) site record number(s) | Central City NZAA R27/270 |
| Constructed | 1900 |
| Significant alterations or additions | <p>1906 – rectangular window opening in Rhodes Street elevation</p> <p>1909 - three windows added and verandah extended</p> <p>1910 – rectangular window opening enclosed</p> <p>c.1946 - shop verandah removed</p> <p>c.1969 - second mezzanine storey of stables removed and new roof installed</p> <p>1986 - interior alterations for second hand shop</p> <p>1996 - converted into four flats</p> <p>2018 - porch and laundry added to rear of 261 Mansfield Street</p> |



| | |
|---|---|
| Architect | Hawthorn & Crump, Builders & Contractors Stannard Architects Limited (2018 addition) |
| Builder | Hawthorn & Crump, Builders & Contractors |
| Former uses | Trade – shop Accommodation – House Accommodation – Stables – Residential out-building Manufacturing – Bakery |
| Current uses | Accommodation – Complex of flats |
| Earthquake-prone Building Status at the date of assessment. | |

Extent: WCC Onemap, accessed 19 October 2022



Historical Summary

This section provides the results of documentary research into the historical background of the complex of shop-residences, bakehouse and stables at 259 Mansfield Street, Newtown. This research provides context and informs our understanding of the heritage values of the buildings.



Land history

Wellington's nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water. Matiu (Somes Island) and Mākaro (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.

The area which became Wellington, Te Whanganui-a-Tara (or Port Nicholson as the New Zealand Company called it) had been occupied for centuries by various Māori groups (Waitangi Tribunal Report, 2003). Two tribes of Ngāi Tara (in the Wellington area from c1405-1650) and Ngāti Ira (in the Wellington area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast (Murray, 2014). The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Wellington near Porirua Harbour.

Incoming tribes from far to the north of Wellington area began to push out Ngāti Ira and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki (Waitangi Tribunal Report, 2003) Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area (Murray, 2014). Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua (Murray, 2014). By 1840, the groups holding customary rights within the Port Nicholson block were complex, with Te Ātiawa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources.

Newtown

It was in this complex setting that in 1839, the New Zealand Company chose Wellington, or Port Nicholson as it was first named, as the site for its settlement of British immigrants (Waitangi Tribunal Report, 2003). Settlers soon moved beyond the central area surrounding the harbour and further into the interior. One of Wellington's first outer suburbs was "New town" - quickly shortened to Newtown (Wellington City Libraries, 2021; Wellington Independent, 1848). One of the more southern suburbs, the township was laid out in the 1840s into a series of Town Acres. Town Acre 875 took in the corner of Mansfield and Rhodes Streets.

During the 1850s and 1860s, the Newtown area was largely used as farm land (Maclean, 2016; New Zealand Spectator and Cook's Strait Guardian, 1864). In the 1870s, however, increasing numbers of settlers began to move into Newtown. As a result Commissioner of Native Reserves, Charles Heaphy, worked throughout the decade to establish legal



authority over the entire 36 acres. The owners of Te Aro lands reserved in customary title, including Wi Tako Ngatata (Te Ātiawa), Mohi Ngaponga and Hemi Parae (Ngāti Haumia o Taranaki iwi), opposed Heaphy's efforts. They had already resolved to use the Newtown land for housing their whānau. Negotiations stalled and in 1878 a group from Te Aro seized possession of the Newtown ridge and challenged Heaphy to prove his legal title to the land. After two years in Court, Heaphy succeeded and Te Aro were forcibly removed from the land (Wellington City Council, 1995, p. 143).

In 1878 the suburb's development gained impetus from the relocation of the Wellington Hospital from Thorndon to Riddiford Street in Newtown. During the late 1870s Wellington's population was also expanding exponentially, doubling between 1880 and 1900. Newtown saw increasing settlement and civic facilities soon followed. In 1896 Newtown Athletic Park became the home of Wellington rugby. In 1902 a library opened and in 1906 a zoo was built in Newtown Park (Maclean, 2016). In June 1904 the first electric tram ran from the new depot in Mansfield Street - proving the corner of Rhodes and Mansfield Streets a convenient location for two small shops (Wellington Tramway Museum, 2022).

Town Acre 875

Town Acre 875 was first purchased by W. Gorton, likely in the late 1840s (L. E. Ward, 1928). In July 1854, however, George Bonham received the Crown Grant, indicating Bonham had been in possession of the Acre for a time (*Crown Grants Sectional Index - Wellington*, 1854). Bonham placed the Town Acre for sale in 1855 (Wellington Independent, 1855). It is not clear who purchased the land but by 1860 it has been divided into five building allotments and was placed for auction in January of that year (Wellington Independent, 1860). Again, the owner of Town Acre 875 during the 1860s and 1870s is unclear but it was placed for sale in April 1871 and again in 1872 (Wellington Independent, 1871, 1872).

In 1878 Joshua Bell, a carpenter, purchased Town Acre 875 (WN12/200). Bell had been in partnership with Joseph Sowry as builders and contractors. The partnership was dissolved in 1870 when they were both declared bankrupt (Evening Post, 1870). This setback did not long defeat Bell and he soon continued with building and property development. In September 1878 he advertised on Town Acre 875 "six good level Building Allotments 33ft by 132ft" (Evening Post, 1878). Four sections were sold between 1881 and 1884 (WN12/200).

The remaining sections on Town Acre 875 were brought under a new certificate of title in 1885 (WN28/148). That year Bell and his family moved from their Cuba Street residence to occupy a cottage and work yard on Mansfield Street (Evening Post, 1885). The cottage was at present day 265 Mansfield Street and the work yard was likely on the corner of Mansfield and Rhodes Streets.



In May 1888 Bell opened a new joinery factory on the corner of Mansfield and Rhodes Streets¹: the “Newtown Steam Saw, Planing and Moulding Mill” (Evening Post, 1888a). Almost as soon as opening the works, Bell was forced to sell it due to failing health (Evening Post, 1888b). In January 1889 he leased the works on part of Town Acre 875 to William Booth, a Carteron timber merchant. The lease was due to run for seven years and included a right to purchase the leased site (WN38/148). Despite the certificate of title referring to a lease, the newspapers of the day reported that Bell’s joinery factory’s plant and land (99 x 95 feet) on the corner of Mansfield and Rhodes Street was sold for £900 to Messrs Booth and Co. (Evening Post, 1889). According to Post Office directories of the day, Booth only operated the works until c.1893 (*Wise’s Post Office Directory 1894-1895*, 1893). It is not clear what happened on the site over the next few years, but William Booth retained ownership (WN38/148).

259 and 261 Mansfield Street

In February 1897 Mary Agnes Jones purchased from Booth part of Town Acre 875 on the corner of Mansfield and Rhodes Street; the location of the mill. Mary Jones lived at 77 Riddiford Street and ran a confectionary shop (*Electoral Roll, Wellington, Newtown*, 1903; *Electoral Roll, Wellington, Wellington Suburbs*, 1899). Very little is known about Mary, other than she was a widow, Catholic and appeared to have no children.

In December 1899 Hawthorn & Crump, Builders & Contractors, applied to the Wellington City Council for a building permit on behalf of Mary Jones. Their application was for two shop-residences with a bake-house and stables. The total cost was estimated at £960. The plans accompanying the permit application indicated that the buildings were designed by Hawthorn & Crump (Wellington City Council, 1900).

Hawthorn & Crump’s plans were for two, two-storied buildings fronting Mansfield Street separated by a brick fire wall. On the Mansfield Street elevation, the ground floor was devoted to retail space. The entrances to the shops were single doors with an angled, glazed shop front. Over both shops ran a single verandah. The first floors were devoted to bedrooms, two in each building. Behind the two-storied section of the buildings, narrow single-storied lean-tos ran at the rear of the shops. Some little distance behind were the outbuildings, including the bakehouse and stables which fronted Rhode Street. Although adjoined, the stables was a two-story building. The horses were housed below while the upper storey, or mezzanine, was likely used as a hayloft (S. C. Smith, 1908b). The bakehouse was a small structure with a lean to at the rear. A single door on the southern elevation provided access (S. C. Smith, 1908b).

¹ In various advertisements, Bell uses Riddiford and Mansfield Streets interchangeably. This confusion is understandable considering Rhodes Street was the point at which the roadway changed from Riddiford Street to Mansfield Street. Bell described the new mill as on the corner of Riddiford and Rhodes Streets but later records clarify it was on the corner of Mansfield and Rhodes Streets.



Materials used in the construction included totara and red pine (rimu), while the rusticated weatherboards on the exterior were matai. Piles were sunk 18 inches (45cm) into the ground and placed at distances no greater than four feet (1.2 metres). The roof was covered with galvanised iron. A bricklayer was contracted to erect the brick oven and the chimneys. The specifications instructed that “Good hard burnt bricks” were to be used. Chimney hearths were to be composed of one part of “clean sharp sand” to one part of cement, and the tops of the chimney were to have two coats of cement work applied (Wellington City Council, 1900).

There appear to be two alterations made between the plans and the as-built structures. The stables were originally intended to be brick but were instead clad in weatherboards. The original plans also showed three outbuildings at the rear: a bakehouse adjacent to Rhodes Street and a building alongside housing the oven. At the rear of these square buildings was a narrow stable, the length of the bakehouse and oven (Wellington City Council, 1900). It appears that the plan was reduced to incorporate a smaller timber stable in the original location of the bakehouse. The brick bakehouse was built alongside the stable and no doubt incorporated the oven.

On the interior of the two-storey buildings, Hawthorn & Crump specified the floors as dressed tongue and groove in heart matai. Partition walls were lined in tongue and groove red pine with sarking lining. The plan for the interior of the shops showed them each to be 18 feet by 15 feet and 9 inches (5.5 x 4.8 metres). At the rear of the shop was a door leading to a narrow alleyway which led to the outbuildings. Another door led to the single-storied lean-to. The sitting rooms sat directly behind the shops and included the staircase to the first floor, a window, and a fireplace. The sitting rooms were both 16 feet by 12 feet and six inches (4.9 x 3.8 metres), with a 13 foot stud (3.9 metres). The shop-residence on the corner of Mansfield and Rhodes Streets had the luxury of additional windows looking out onto Rhodes Street. The adjacent shop-residence looked out into the alleyway between the two lean-tos. (Wellington City Council, 1900).

Behind the sitting rooms sat the kitchens which were supplied with gas and hot water. Each kitchen included one window, a large oven set in a mantelpiece, and were each 12 feet 6 inches by 10 feet (3.8 x 3 metres). On each side of the oven and mantle was a door: one led to the bathroom and the other to the washhouse. The bathroom included a window, galvanised iron bath, a water closet with a glazed earthenware basin and trap, and a galvanised iron cistern. The washhouse also included a window a copper and two tubs. A door in the rear elevation of the laundry led to the yard behind the lean-tos (Wellington City Council, 1900).

On the first floor, the stairs led to a small landing with doors to the two bedrooms above the shops. The bedrooms overlooking Mansfield Street were the larger of the two and included two windows. They were each 15 feet 9 inches by 12 feet (4.8 x 3.6 metres). The



smaller second bedrooms had one window which overlooked the rear of the section. It was 12 feet 6 inches by 9 feet 9 inches (3.8 x 3 metres) (Wellington City Council, 1900).

From Building to Business

The building on the corner of Mansfield and Rhodes Street was completed first, and the first lessee was in business by October 1900.² The shop and bakehouse were leased to Mrs Daniel J. (Emma) Greeks and was listed as 1 Mansfield Street (*Wise's Post Office Directory 1901*, 1900). The second shop was completed soon after and by the end of 1901 William Hughes, grocer, was in business at 3 Mansfield Street (*Wise's Post Office Directory 1902*, 1901). Both shop owners lived in the attached residences. The Rhodes Street elevation of the building on the corner was painted with advertising for products such as Defiance Dried Milk and P.D. Corsets (Muir and Moodie, 1905). Owner Mary Jones remained in her Riddiford Street shop and residence (*Wise's Post Office Directory 1902*, 1901).

In 1904 the bakery was taken over by Henry Fisher and the grocery shop by James Alexander Lennie. Again, both gentlemen and their families lived in the attached residences (*Wise's Post Office Directory 1905*, 1904). Lennie's occupation of Mansfield Street was brief and the following year Delaney & Co (Jas) took over the grocery business (*Wise's Post Office Directory 1906*, 1905). Perhaps coinciding with James Delaney's lease, a large square opening was made in the Rhodes Street elevation of 259 Mansfield Street. An unusual size, it was low to the pavement and larger than a standard window (S. C. Smith, 1906). The opening did not remain in use for long and in 1910 the opening was boarded up (S. C. Smith, 1910).

Over the next few years, Fisher continued the bakery and Delaney the grocery business. Joshua Bell, the previous landowner remained living alongside the shops on Mansfield Street. In 1907 Mrs E.A. Phillips Tea rooms & Boarding house appeared in the Post Office Directories on the other side of Joshua Bell, further along Mansfield Street in an unnumbered building (*Wise's Post Office Directory 1907*, 1906). Yet a 1906 photograph of the area revealed a sign underneath Fisher's Bakery advertising "Tearooms Summer Drinks" (S. C. Smith, 1906). Another photograph taken in 1908 showed a sign on the verandah advertising Tea rooms (S. C. Smith, 1908a). While the directories and photographs are somewhat at odds, it does appear that a Mrs Phillips ran a tea rooms in one of the shops for a brief period.

In the 1908 Post Office Directories, 3 Mansfield Street was listed as 1a and three businesses were recorded. Mrs Agnes Mary Beveridge opened a stationery and fancy goods shop; James Beveridge, a bootmaker's shop; and Stanley Parkinson also

² To appear in the 1901 Post Office Directory, the business would have had to be on site no later than October 1900.



advertised his surveying services from 1a (*Wise's Post Office Directory 1908, 1907*). Parkinson may have leased the attached residence as the Beveridges lived in Riddiford Street with their five children (*Wise's Post Office Directory 1908, 1907*). A year later Mansfield Street was renumbered. Fisher's bakery was listed as 259 Mansfield Street and the Beveridge's businesses occupied 261 Mansfield Street (*Wise's Post Office Directory 1910, 1909*).

In September 1909, builder Thomas James Townshend applied to the Council on behalf of Mary Jones to add three windows to the Mansfield Street buildings and extend the verandah (Wellington City Council, 1909). Two windows were added to the first floor of 259 Mansfield Street, overlooking Rhodes Streets. The location of the third window addition is unclear (S. C. Smith, 1906, 1910).

In 1910 Mary Jones took over the running of the bakery at 259 Mansfield Street (*Wise's Post Office Directory 1911, 1910*). Mary ran the bakery until her death in 1914, aged 64. The property was then purchased by Agnes and James Beveridge. Although James' address was still listed as Riddiford Street, Agnes' residential address was recorded as 259-261 Mansfield Street indicating she had taken over both dwellings (*Wise's Post Office Directory 1915, 1914*). Agnes then established her stationery and fancy goods store at 259 Mansfield Street and James operated bootmaking services from 261 (*Wise's Post Office Directory 1916, 1915*).

These small shops would have been part of the social lifeblood of the burgeoning suburb, for women in particular. Here was a local meeting place, a chance to converse with the local baker and grocer and perhaps a neighbour or two. It is significant that the small shop-residences would prove particularly attractive to women, who would come to dominate the leaseholds. There were few business opportunities open to women during this period and the combination of shop and residence, business and domestic was particularly attractive.

By 1920 the shop at 259 Mansfield Street was occupied by Herbert Ward, a confectioner. James Beveridge had given up bootmaking and was now a stationer and tobacconist. Both business owners lived above their shops (*Wise's Post Office Directory 1921, 1920*). By the mid-1920s Alfred Williams was running the confectionary shop, and by 1930 Mrs Edith McCormick had taken over the lease. Frances McCormick, a chef, also lived above the shop. The Beveridges continued to live and work at 261 Mansfield Street (*Wise's Post Office Directory 1926, 1925; Wise's Post Office Directory 1931, 1930*).

After 1933 the shops briefly disappeared from the Post Office directories, perhaps due to the ill health of James Beveridge. The family moved to Daniell Street and James died there in March 1936, aged 70 (*Electoral Rolls - Wellington - Wellington South, 1935*). After his death, the shop at 259 Mansfield Street was leased to Mrs G.R. Woodward who operated the confectionery shop from 1937. From this date no separate shop was



recorded at 261 Mansfield Street: perhaps the confectionary business had expanded to take in both retail spaces (*Wise's Post Office Directory 1938, 1937*). Conversely, the shop may have been converted into additional living space as 261 Mansfield Street was the residential address of Frances Smith, a clerk, from the late 1930s.

In the mid-1940s Mrs Agnes Church took over the lease of the shop. According to the Council's health inspector she sold bread, ice cream and aerated waters (*Wise's Post Office Directory, 1946, 1945*). The health inspector also noted in 1948, when Mrs Sumner was in occupation of 259 Mansfield Street, that the "domestic tubs" were causing residential spaces to be damp (Wellington City Council, 1983).

In 1946 Agnes Beveridge died, aged 77. The family retained the Mansfield Street buildings and around this time the shop verandah was removed (Retrolens, 1951). The 1928 mortgage on the shops fell into arrears and in 1952 the mortgage holder exercised a power of sale and sold the buildings to Lucy Hohberg and her son Herman Paul Gustave Hohberg, a bootmaker (WN86/21). Records of use during the mid-twentieth century are, at best, patchy but John Jackson, of Jackson Stores Ltd., operated a store from 259 Mansfield Street in the 1950s and Frances Smith continued leasing 261 Mansfield Street as his residence (*Wise's Post Office Directory, 1953-1954, 1952; Wise's Post Office Directory, 1955, 1954*). Jackson Stores sold meat and ice cream, amongst other goods, and in 1952 and 1954 failed to comply with food hygiene regulations (Wellington City Council, 1983). In August 1954 Mrs O. Oliver purchased the business and renamed it Barber's Stores Limited (Wellington City Council, 1983). In 1957 Mrs I.M. McEvoy took over the shop but conditions were sufficiently poor that the Health Inspector threatened to remove the business' food license in 1959 (Wellington City Council, 1983).

From 1960-1962 Mr and Mrs Tuuta ran the shop, followed by Mr N.C. Bartlett. He opened Bartlett's Store Ltd and used the space for a refreshment room, and also sold bread, pastry, small goods (meat), ice cream, aerated waters, fruit and vegetables. In 1963 complaints were made that Bartlett was selling milk from his unlicensed premises the "Milk Bar" at 259 Mansfield Street (Wellington City Council, 1983). 261 Mansfield Street continued to be rented as a dwelling (Wellington City Council, 1964). The buildings, however, were deteriorating and neighbours complained about the state of the place: "fish shells and general household refuse has made the smell 'unbearable'" (Wellington City Council, 1964). The Health Inspector visited several times in the mid-1960s; on one occasion finding "an accumulation of old food scraps...[and] several rats were feeding on this food" (Wellington City Council, 1964).

Lucy Hohberg died in 1968, aged 79, and Herman gained sole ownership of the Mansfield Street property (WN86/21). In 1969 the shop became the Rhode Dairy. Aerials indicate it is around this time that the stables were reduced in height, with the mezzanine second storey removed and the current roofline set in place (Retrolens, 1969, 1980).



In 1973 the Mansfield Street buildings were purchased by Luckie Hain Nominees Ltd. By 1981 the sitting room behind the shop had been converted into a storeroom containing large freezers. In 1983 Mrs Swain gave up the lease of the shop, and the business was taken over by David Needham (Wellington City Council, 1983). In 1986 Ms R. Martin-Steanebrink applied to the Wellington City Council to establish a second hand dealers in the shop which required some internal alterations. Approval was given and 'Steven J's Place' operated for several years (Wellington City Council, 1984).

In 1995 the Mansfield Street buildings were sold and then tenanted as dwellings. The buildings were in a poor state of repair. 261 Mansfield Street had moved away from the fire wall between the buildings and was leaning towards the dwelling at 263 Mansfield Street. The piles had failed at the front of the buildings (Wellington City Council, 1998). In 1996 the shop-residences underwent alterations and repairs (Wellington City Council, 1996). In 2002 the property was sold to new owners (WN86/21). In 2005 the owners added a freestanding fireplace to 259 Mansfield street and in 2007 a Warmington stove to 261 Mansfield Street (Wellington City Council, 2005, 2007). More recently, in 2018, the owners added a new porch and laundry at the rear of 261 Mansfield Street. Alterations were also made to the kitchen and bathroom, and the hot water cupboard was relocated and connected as a wetback (Wellington City Council, 2016a). These alterations and addition were designed by Wellington firm Stannard Architects Limited (Wellington City Council, 2016a).

Today the complex of four buildings at 259 Mansfield Street (261 is no longer a designated address) retain the aesthetic of the original design and construction. The shops' verandah is gone, and the angle of one of the shopfronts is altered, but the window dressing of a small business makes a jaunty display. The latest reincarnation is 'Veronica design life', which continues the buildings' long connection with female business owners and stands as a testament to the many small businesses that came and went over the twentieth century.



Photographs and Images



Detail from "Electric tram at the intersection of Mansfield Street and Russell Terrace, Newtown, Wellington", 1904. Note H. Fisher's advertising (Burton Bros., 1904).



Detail from "Newtown, Wellington", 1905. Note the bakery shop on the corner, which would have utilised the bakehouse at the rear (Muir and Moodie, 1905).





Detail from "Riddiford Street, Newtown, Wellington". Note the advertisements on the side of the building and lack of windows on the first floor. Also note the advertisement for the Tea rooms (S. C. Smith, 1906).



Detail from "Looking west over Newtown, shows Russell Terrace", 1908. This view shows the rear of the shop-residences. Note the Tea rooms sign (S. C. Smith, 1908a).





Detail from "Newtown, Wellington" (1908) which shows the bakehouse and stables with a two-storey section fronting Rhodes Street which has since been removed (S. C. Smith, 1908b).



"Intersection of Riddiford Street, Mansfield Streets and Russell Terrace, in Newtown, Wellington" in 1910. The shops are on the far left of the image, and the brick chimney is from the P Hutson's brickworks (S. C. Smith, 1910).





Detail from “Intersection of Riddiford Street, Mansfield Streets and Russell Terrace, in Newtown, Wellington”. Note the small wooden verandah over the shop entrance. A large square opening in the Rhodes Street elevation seems to be in the process of being boarded up (S. C. Smith, 1910)



The shops as they appeared in 1991 (D. Smith, 1991).





The former stables and bake house from Rhodes Street. Note that the stables, bake house and oven were built in timber and the oven in brick (Google Street view August 2022).

Chronologies and Timelines

Timeline of events, including modifications

- 184? Town Acre 875 purchased by W. Gorton
- 1854 Crown Grant for Town Acre 875 to George Bonham
- 1860 Town Acre 875 divided into five building allotments and advertised for sale
- 1871 Town Acre 875 advertised for sale
- 1872 Town Acre 875 advertised for sale
- 1885 Joshua Bell, carpenter, purchased Town Acre 875.
- 1888 Bell opened sawmill on corner of Mansfield and Rhodes Streets.
- 1889 William Booth, Carterton timber merchant, leased sawmill on corner of Mansfield and Rhodes Streets.
- 1896 William Booth purchased Part Town Acre 875/corner of Mansfield and Rhodes Streets.



| | |
|-------------|--|
| 1897 | Mary Agnes Jones purchased Part Town Acre 875/corner of Mansfield and Rhodes Streets. |
| 1900 | Hawthorn and Crump built two buildings for Mary Jones, each including a shop and dwelling, and a bakehouse and stables. |
| 1906 | Large window opening added to Rhodes Street elevation. |
| 1909 | Three windows and porch extended by builder John Townshend. |
| 1910 | Large window opening on Rhodes Street elevation enclosed. |
| 1914 | Mary Jones died. |
| 1914 | Buildings at 259 and 261 Mansfield Street purchased by Agnes Mary Beveridge wife of James Michael Beveridge. |
| 1946 | Agnes Beveridge died. |
| c.1946-1951 | Shop verandah removed |
| 1952 | Mortgagee sale to Lucy Hohberg and Herman Paul Gustav Hohberg. |
| 1968 | Transmission to Herman Hohberg as survivor. |
| c.1969 | Second mezzanine storey of stables removed and new roof installed |
| 1973 | Transfer to Luckie Hain Nominees Ltd. |
| 1986 | Shops vacant. Application from Ms R. Martn-Steanebrink to establish second hand dealers requiring internal improvements. |
| 1995 | Purchased by new owners and converted to four flats. |
| 2002 | purchased by new owners. |
| 2005 | Freestanding fireplace added to 259 Mansfield Street. |
| 2007 | Freestanding Warmington stove added to 261 Mansfield Street. |
| 2018 | New porch and laundry added to 261 Mansfield Street. Also bathroom/kitchen alterations. |

Occupation history

This section contains an occupation history of 259 and 261 Mansfield Street. This information is drawn from Wise's Post Office Directories and may not be a complete picture of the many tenants of the shops and dwellings.

| | |
|-------------|--|
| 1900 | 259 Mansfield Street occupied by Mrs Daniel J. (Emma) Greeks |
| 1901 | 261 Mansfield Street occupied by William Hughes grocer |
| 1904 | 259 Mansfield Street occupied by to Henry Fisher |
| 1904 | 261 Mansfield Street occupied by James Alexander Lennie grocer |
| c.1906-1908 | Tea rooms likely established in (part?) 259 Mansfield Street , followed by 261 Mansfield Street |
| 1908 | 261 Mansfield Street occupied by Agnes Beveridge, stationery and fancy goods shop; James Beveridge, a bootmaker's shop; and Stanley Parkinson, surveyor. |
| 1909 | 261 Mansfield Street occupied by Agnes Beveridge, stationery and fancy goods shop; James Beveridge, a bootmaker's shop |



| | |
|--------|--|
| 1910 | 259 Mansfield Street occupied by Mary Jones |
| 1915 | 259 Mansfield Street occupied by Agnes Beveridge |
| 1920 | 259 Mansfield Street occupied by Herbert Ward, a confectioner. |
| 1920 | 261 Mansfield Street occupied by James Beveridge, stationer and tobacconist. |
| 1925 | 259 Mansfield Street occupied by Mrs Edith McCormick, a confectioner. |
| 1937 | 259 Mansfield Street occupied by Mrs G.R. Woodward, a confectioner. |
| 1937- | 261 Mansfield Street leased as a residence. |
| 1945 | 259 Mansfield Street occupied by Mrs Agnes Church, a confectioner. |
| 1948 | 259 Mansfield Street occupied by Mrs Alice Sumner, a confectioner. |
| c.1950 | 259 Mansfield Street occupied by John Jackson. |
| 1954 | 259 Mansfield Street occupied by Mrs O. Oliver. |
| 1957 | 259 Mansfield Street occupied by Mrs I.M. McEvoy. |
| 1960 | 259 Mansfield Street occupied by Mr and Mrs Tuuta. |
| 1962 | 259 Mansfield Street occupied by Mr N. Bartlett. |
| 1973 | 259 Mansfield Street occupied by Mrs Ngaire Swain. |
| 1983 | 259 Mansfield Street occupied by David Needham. |
| 1986 | 259 Mansfield Street occupied by Ms R. Martin-Steanebrink. |

Biographies

Hawthorn and Crump

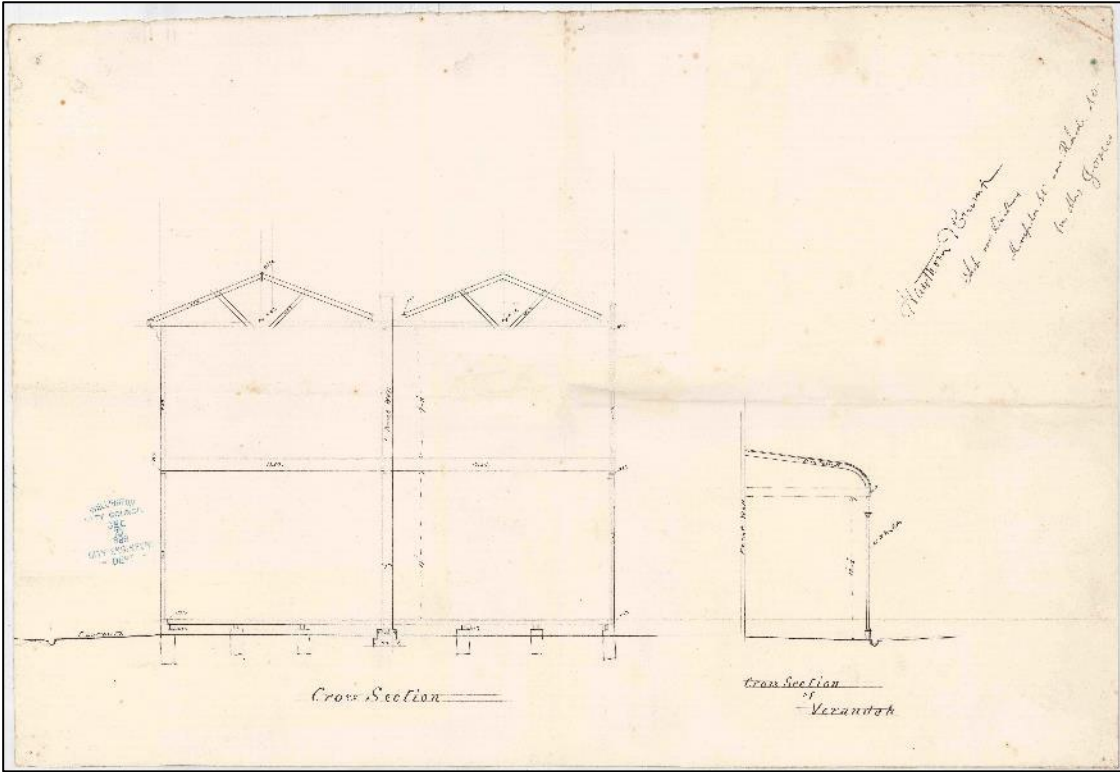
Colin Campbell Crump and John Thomas Hawthorn were building contractors who were active in the years between 1894 and 1917 (Evening Post, 1895; New Zealand Times, 1894). In 1896 the two builders formed Hawthorn & Crump, Contractors & Builders (Evening Post, 1896). Colin Crump and John Hawthorn also traded as the Kensington Estate Company in partnership with property speculator Harry Crump from 1902– c.1908, with the intent to develop land in Abel Smith and Kensington Streets, Te Aro. Both Colin Crump and John Hawthorn were involved in local politics and Colin Crump later became mayor of Onslow in 1914 (Wellington City Council, 2016c). The entrepreneurial Hawthorn erected Lower Hutt's town hall and municipal buildings in 1908 and leased the buildings to the Council for use as their offices, Council chamber and library. The building also included shops and dwellings, dancing hall, offices and photographic studio (Evening Post, 1908; Hall, 1941; New Zealand Times, 1908). Hawthorn was sufficiently known about town for his attack of "quinsy" in 1912 to make the newspapers (Evening Post, 1912). He was active in property development and leasehold until around 1917. Colin Crump died in 1930 aged 70, and Hawthorn in 1936,



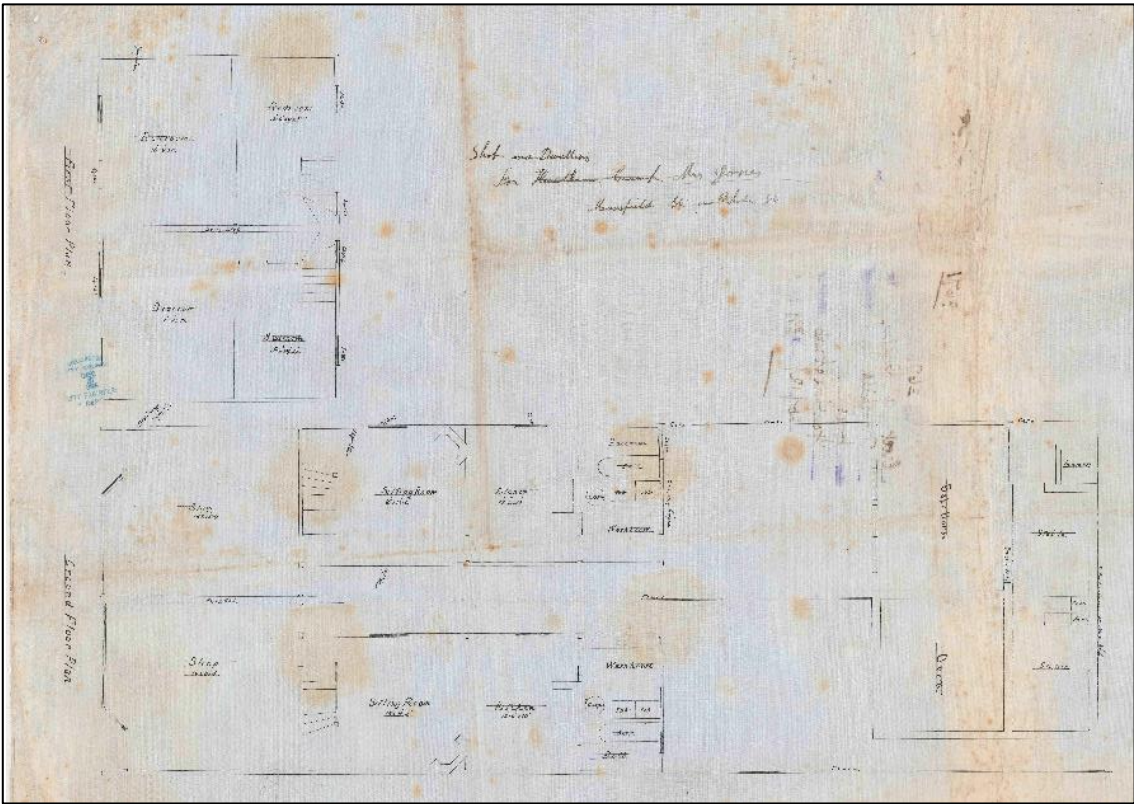
aged 72. A number of their buildings are included on Wellington City Council's Heritage Inventory.



Plans and Elevations

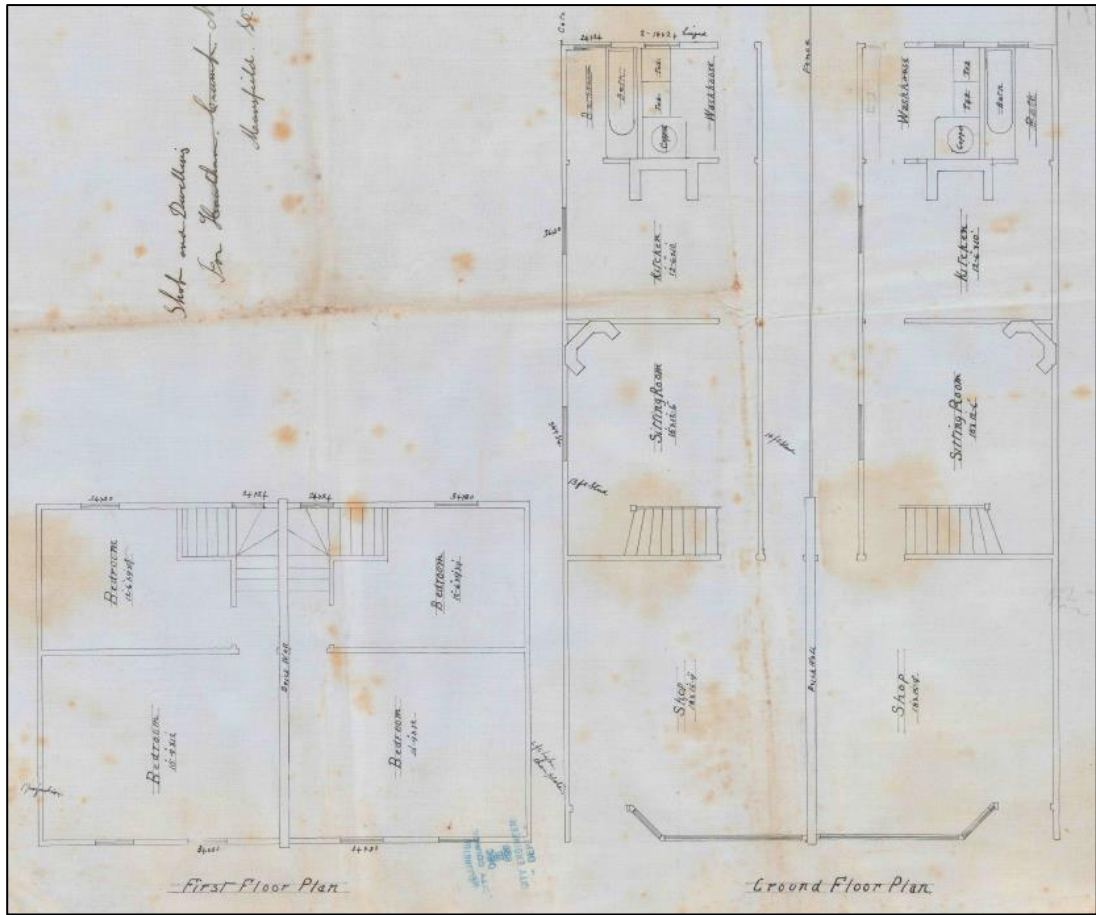


Cross Section of shops and verandah, drawn by Hawthorn & Crump, 1899 (Wellington City Council, 1900).

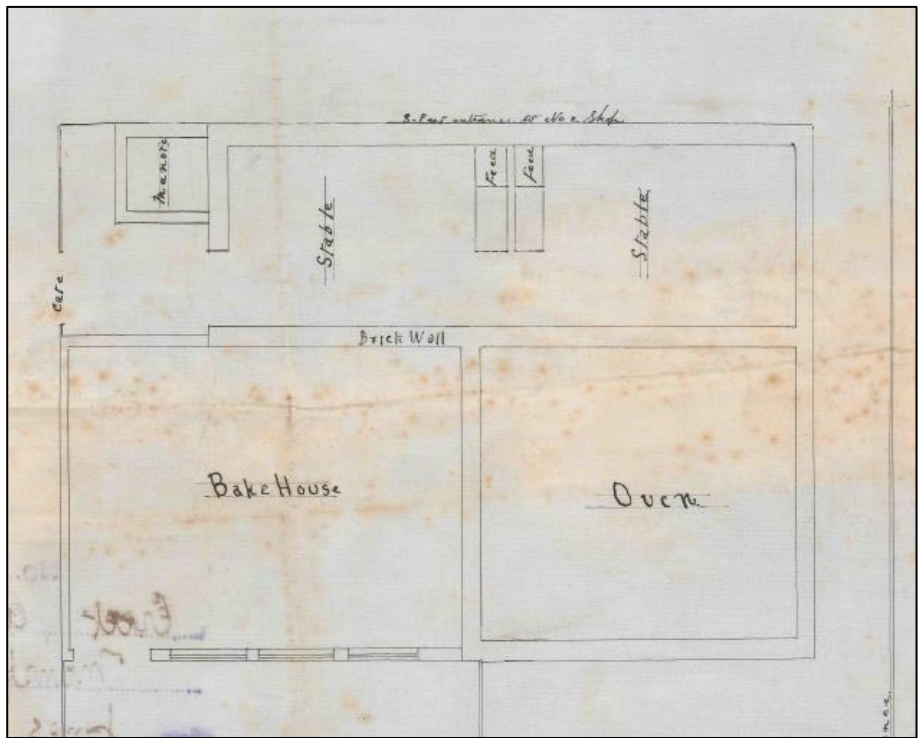


Floor plans, drawn by Hawthorn & Crump, 1899 (Wellington City Council, 1900).



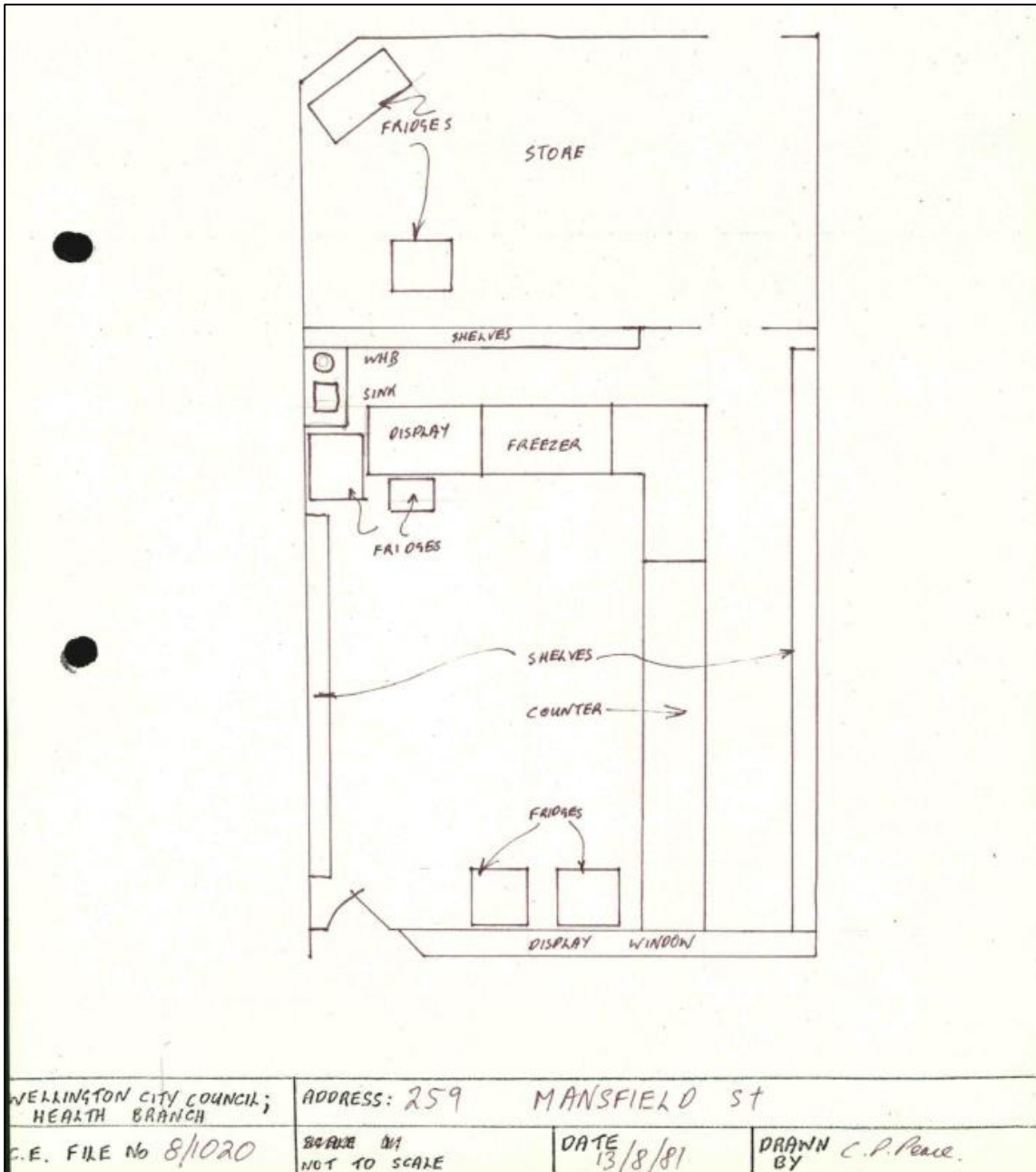


Detail of floor plan to show shop-residences.



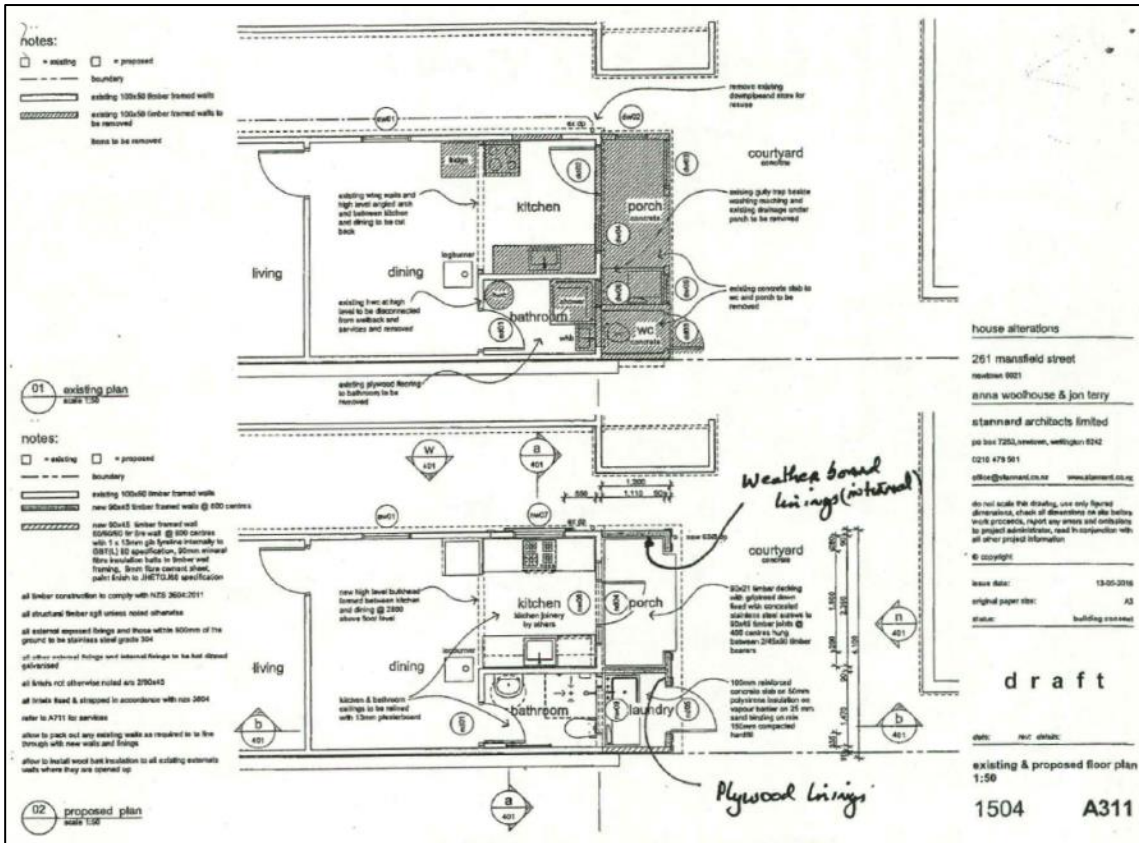
Detail of floor plan to show layout of stables, bakehouse, and oven.



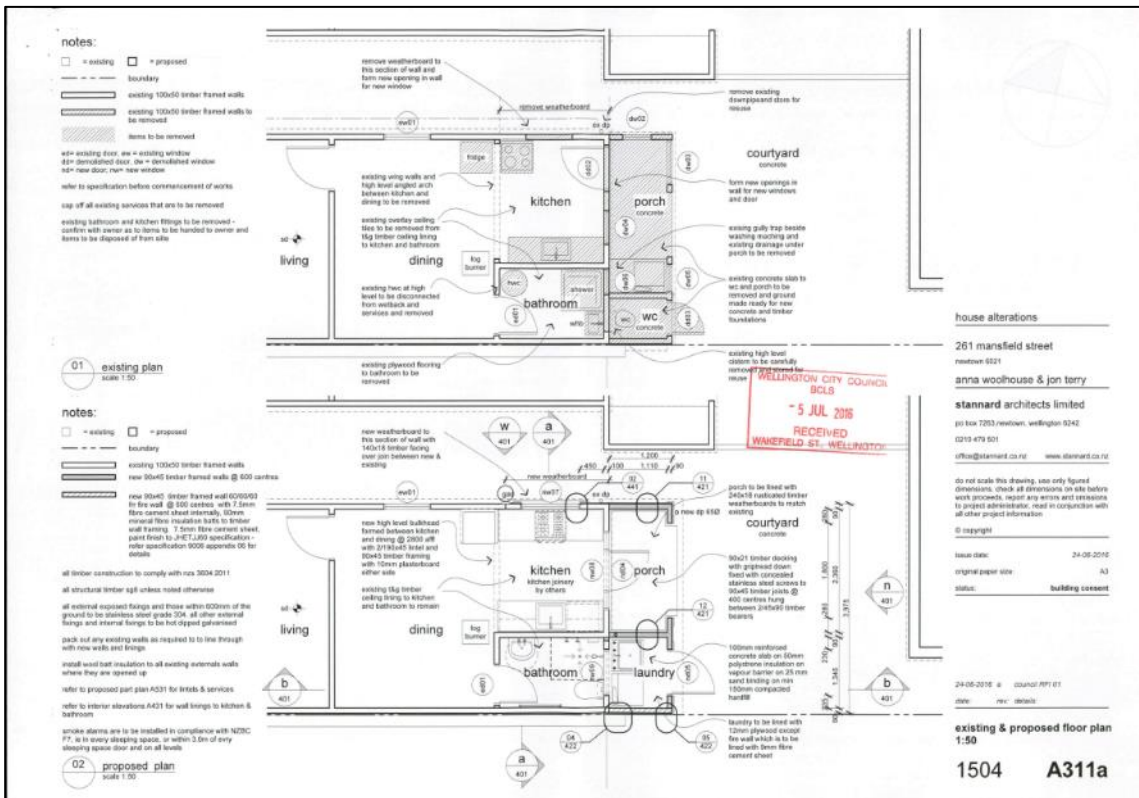


Layout of shop area in 259 Mansfield Streetm 1981 (Wellington City Council, 1983).



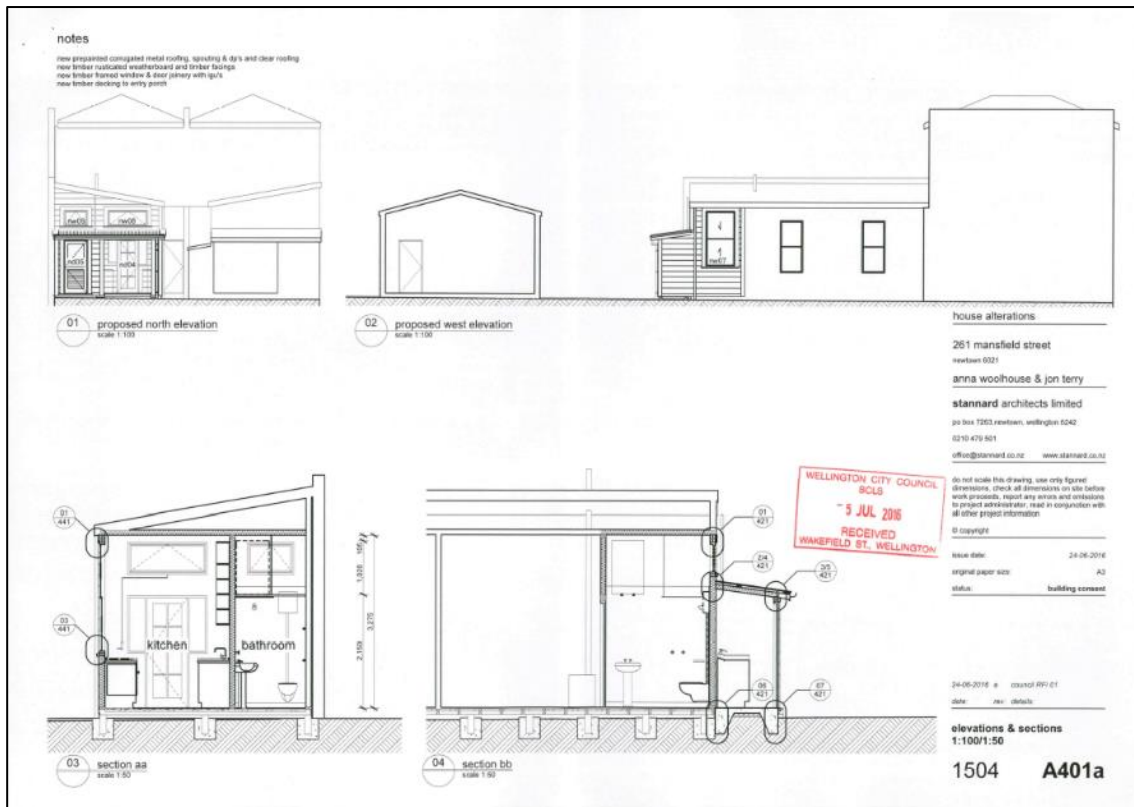


Floor plan of 261 Mansfield Street prior to alterations, 2016 (Wellington City Council, 2016a).



Floor plan of 261 Mansfield Street prior to alterations, 2016 (Wellington City Council, 2016a).





Alteration plans 2017 (Wellington City Council, 2016a).

Physical Description

Setting – geographical / physical context

Newtown lies south of Wellington’s central city. The suburb’s main thoroughfare is Riddiford Street, which becomes Mansfield Street at the juncture with Rhodes Street. The suburb has a largely uninterrupted streetscape of Victorian and Edwardian buildings, dating to its working-class origins:

“The suburb’s early self sufficiency was epitomised by the range of shops, specialised or otherwise, that lined Riddiford Street. Many shops had the same occupants for decades” (Wellington City Council, 2019).

After the mid-twentieth century, and the closure of the tram line in 1964, many long-standing shops closed. With cars commonplace, families moved to suburbs further afield, and Newtown’s cheaper rents saw an influx of immigrants. Today many original buildings remain. The narrow two storey and timber buildings house a blend of cafes, vintage shops, bars and student accommodation (Wellington City Council, 2019).

Buildings or structures



259 Mansfield Street is a collection of three buildings - two shop-residences face Mansfield Street, and a large shed that was once a stables and bakehouse to the east of the site.

Shop-residences

The largest buildings are a pair of Victorian shop-residences that are two-storey at the front (facing Mansfield Street), and each with single storey accommodation at the rear. They were originally designed with identical, mirrored, floor plans. Each with a shop at the ground floor of the two-storey section of the building, with living accommodation for the shop keeper in the single-storey ground floor to the rear, and bedrooms above the shop.

The semi-detached pair were constructed using rusticated timber weatherboards with timber facing boards to the corners and with corrugated metal roofs. The primary street facing elevation (Mansfield Street) has a curved parapet detail for each building, along with cornice brackets and double hung sliding sash windows. This elevation is symmetrical at the upper level, while the asymmetrical ground floor elevation includes (recently) modified shopfronts. The northern shop retains substantial parts of its traditional shopfront, while the southern shop only retains the inset entrance door and porch. Photographs from the early twentieth century show a verandah along the Mansfield Street elevation of both shops, but this has since been removed.

The secondary street elevation faces Rhodes Street. The double storey portion of the shop-residences continues the cornice brackets and double hung sash windows detail visible on the upper level of the primary street elevation. There are no windows at ground floor level. The single-storey section of the shop-residences is much simpler and features double hung sash windows. The mono-pitch roof slopes away from the street, and there is no eave.

There are some minor modifications to the rear of 261 Mansfield Street. A porch was added incorporating an outdoor seating area and small laundry. Removing the laundry to the new porch provided more room for interior alterations to the kitchen and bathroom. The hot water cupboard was also relocated and connected as a wetback (Wellington City Council, 2016a). These alterations and addition were designed by Wellington firm Stannard Architects Limited (Wellington City Council, 2016a).

Stables and bakehouse

The stables and bakehouse are now a single large single-storey shed with an asymmetric corrugated metal roof. This was once (substantially) a symmetrical gable roof with a lean-to over the stables to the east of the property but has since been converted to a “cat-slide”.



The Rhodes Street elevation includes pedestrian and vehicular access with a pathway at the rear (eastern) side of the property. The garage door to the east of the Rhodes Street elevation is the much-modified entrance to the original stables. The stables once occupied the eastern (approx.) third of the building. The bakehouse and oven once occupied the western (approx.) two thirds of the building. The single door is likely to have been the Rhodes Street entrance to the bakehouse, with the oven(s) behind at the southwest corner.

The northern half of the building is clad in rusticated timber weatherboards with timber facings at the corners, and an interesting corrugated iron gable. The original drawings show the western wall of the bakehouse as substantially glazed, with brick external walls around the ovens at the southwest corner, along all of the south elevation, and along most of the west elevation to the stables.

The building appears to have been modified over time, and a 1908 photograph shows the north of the building (presumably the stables with a hayloft, storage or accommodation above) to be two-storey. It is not known whether this was original, or a later addition, but does not appear on the original plans. The upper storey, which was clad in timber weatherboards, has since been removed. The south of the building looks remarkably similar to the existing stables and bakehouse, except that a tall brick chimney (presumably for the oven) was removed at an unknown date.

Materials

- Native timbers including totara, red pine (rimu), and matai
- Timber rusticated weatherboards, joinery and trim
- Brick bakehouse
- Corrugated iron roofing and some notable corrugated cladding to the stables gable

Archaeological sites

The site, Part Section 875 TN of Wellington (RT WN86/21), has potential to be an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014 given the existence of a sawmill plant on the site prior to the year 1900. The specific site has not been recorded under the NZAA Recording Scheme Archsite, but is included in the general Central City NZAA R27/270.

Setting – surroundings / site description

The three-building complex sits on a rectangular corner-section, 291 metres squared, which is generally equal in size to the surrounding sections. The buildings take up most of the section. The two-storied shop-residences open on to Mansfield Street footpath,



and the northern shop-residence directly borders the Rhodes Street footpath. The southern elevation adjoins a brick dwelling. The small, shared yard directly behind the single-storied lean-to is obscured by a corrugated iron fence, back gate, and the stables and bakehouse. Despite some minor alterations to the rear of single-storey parts of the shop-residences, and the removal of the second storey of the stables/bakehouse, the site is substantially unchanged since the early twentieth-century.

Although the immediate streetscape is disrupted by some more modern buildings, including 1940s red brick residences, there is a high proportion of original nineteenth century shops and dwellings in the immediate neighbourhood. These provide context and group value to the four-building complex. There is little in the way of views, other than the tall trees behind Russell Terrace which surround Wakefield Hospital. Although set on one of Newtown's busier thoroughfares, the setting is relatively open given the meeting of four streets at the large roundabout.

Comparative Analysis Summary

The Mansfield Street shop-residences, bakehouse and stables form part of a group of modest timber commercial buildings which were built in the later nineteenth and early twentieth centuries. An earlier comparison, erected in 1878, is the former shop and bakehouse complex at 1 Queen Street, Mount Victoria. Both complexes contain timber buildings and while Mansfield Street had a more prominent location, Queen Street's two-storied shop and bakehouse were significantly larger. The interior of the Queen Street former bakehouse has been altered to provide accommodation and now lacks the integrity of the Mansfield Street bakehouse, yet both are rare testaments to this form of early commercial enterprise.

The Collins Bakery Complex was built in provincial Kaikōura, rather than a city suburb, but was erected around the same time as the Mansfield Street complex. It included a combination of house shop and bakery and, like Mansfield Street, once included a stables. While the physical components of the site were very similar, the Collins bakery was the Collins' family home and business from its construction in 1905 until 1957. Thereafter the spaces were leased (Heritage New Zealand Pouhere Taonga, 2006). In contrast, Mansfield Street was leased and ran as a specialist bakery for a relatively short amount of time. The Collins Bakery residence is a large house in its own right: the shop and bakery were smaller additions. In contrast the Mansfield Street residences were ancillary to the main function of the building as a retail space.

The Custodian's Residence at 86 Clark Street, Khandallah, is neither a shop nor a bakehouse. It does, however, include the only former stables building which is scheduled on the WCC Heritage List. Likely built in 1915, around ten years after the Mansfield Street stables, it has since been converted into a garage (Wellington City Council, 2016b). This



indicates that both the bakehouse and the stables in the Mansfield Street complex are rare surviving examples. The Mansfield Street buildings retain a high degree of integrity and are significant for their rare cohesiveness.

Evaluation 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 three-building complex at 259 Mansfield Street is a testament to the small shop-residences built around the turn of the twentieth century. As an example of small business in the outer suburbs, the buildings have **regionally significant historic** values. They are associated with several important historical themes including settlement patterns, the expansion of suburbs and the development of suburban shopping centres. The buildings are also connected with Wellington's developing economy, with particular reference to retail businesses. Small shops in suburban communities were also meeting places and connected with the theme of building social and cultural connections.

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

Unknown.

(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

259 Mansfield Street has association with well-known local builders Hawthorn and Crump. For this association, 259 Mansfield Street has **some local** significance.



(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 three-building complex at 259 Mansfield Street is a very good representative example of New Zealand's small-scale businesses which dominated the economy in the nineteenth century. The two shops are also a testament to the everyday experience of life in the suburbs during the late nineteenth and early twentieth century. With limited transport options, local shops were a meeting place particularly for women. As a survey of the buildings' occupation history reveals, 259 Mansfield Street is particularly significant as an example of women in business.

Women's business roles in the nineteenth century and early twentieth century are often largely invisible. 259 Mansfield Street, however, is a testament to the female business acumen, both widowed and married, as property developers, landlords and shop owners. For these reasons, 259 Mansfield Street has **significant** social value by providing insight into everyday experiences of the past, particularly of women, 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.

The section which the shops and dwellings at 259 Mansfield Street occupy was the site of a pre-1900 work yard and joinery works. Investigation of the site using archaeological methods would contribute to the knowledge and understanding of region. The archaeological values are considered to be of **some** significance.

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

The two shop-residences at 259 Mansfield Street are a good representative example of Victoria shop-residences, made **notable** by the survival of the stables and



bakehouse. Although the shops have lost their shopfronts and verandahs, and the stables have been modified, the group of buildings are a **highly intact example** of shop-residences and ancillary buildings in the Victorian and Edwardian eras. For these architectural values, the buildings at 259 Mansfield Street are significant **regionally**.

(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 shop-residences at 259 Mansfield Street make a **significant local** contribution to the surrounding townscape which has a high proportion of original nineteenth century buildings. Situated on a prominent corner site main throughfare in Newtown, the buildings make a particularly important contribution.

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

The three buildings at 259 Mansfield Street have **significant group value** as a surviving collection of shop-residences and their ancillary buildings that were designed and built for Mary Jones in 1897. Although many shop-residences were built in this era, very few retain their ancillary buildings (such as bakehouses and stables).

259 Mansfield Street is part of a group of nineteenth century combined shop-residences that line the retail centre of Newtown. They have **some local** cohesion as modest timber structures that testify to the working-class origins of the suburb. They are remarkably coherent in age, style, scale, materials and purpose. A number of buildings in this group were also designed and built by Hawthorn & Crump.

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

Newtown was one of Wellington's first outer suburbs. Increasing settlement in the 1880s saw civic facilities established in the 1890s and first decade of the twentieth century, particularly after the electric tram depot was established in 1904. Shops, churches and hotels sprang up to serve the growing population. Today these



surroundings retain a high degree of integrity and provide an important context for three-building complex at 259 Mansfield Street. For these reasons there is **significant local** value in the surroundings.

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

Unknown.

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

The buildings are an example of a turn of century timber shop-residences, and their ancillary buildings, which despite alterations to individual buildings, demonstrate a high degree of integrity as a group. They were constructed in materials, and using techniques, that were common to the period. The extant bakehouse and stables is particularly **significant** as a rare extant example of this type of building. A detailed physical inspection of the buildings on site may reveal **some** important or unusual construction methods or design.

(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 three-building complex at 259 Mansfield Street retains a **significant** degree of integrity – despite some alterations to individual buildings. These include alterations to the shopfronts, removal of the verandah, minor changes to the rear of 261 Mansfield Street, and alterations to the stables/bakehouse roof.

The survival of the stables/bakehouse is of **outstanding significance**. The buildings at 259 Mansfield Street, then, retain a **high degree** of integrity which is significant **nationally** given that few retail complexes of this age remain, particularly in urban contexts.



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

While the land has been occupied from around the late 1870s, the buildings at 259 Mansfield Street are **not** particularly old in the context of settlement of the Wellington region.

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

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

Unknown.

(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.

Unknown.

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

Now that Newtown is an urban suburb in relatively close proximity to the central city, the retail complex at 259 Mansfield Street is **locally significant** as a testament to the early development of the suburb. In particular it speaks to the independent nature of these early suburbs, which replicated all the facilities necessary to living independently of the main urban centre.

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

Tangata whenua values have not been assessed.



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

The bakehouse at 259 Mansfield Street has outstanding **significance** on a **national** level as a rare and intact example of a turn of the century bakehouse. There are ever fewer extant bakehouses which still form part of a retail context in an urban settlement. Indeed, the bakehouse combined with the shop-residences and former stables, provides rare insight into the original context, cohesion, and function of the group of buildings.

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

The complex of buildings at 259 Mansfield Street a **good representative example locally** of the small shops and dwellings that were erected in suburban centres during the nineteenth and early twentieth centuries, made remarkable by the survival of the stables and bakehouse.

The buildings are particularly representative of the modest timber structures that were erected in working class neighbourhoods such as Newtown. The shops are also **significant** as an example of the kinds of business opportunities open to women at the turn of the century, enabling the integration of economic security with domestic duties.

Recommendations

The complex of buildings at 259 Mansfield Street meet the threshold for eligibility as a Historic Heritage Building and it is recommended they are added to the District Plan Schedule of Historic Items.

The buildings have significant **historic and physical** values, which relate to their use, rarity, and integrity - most notably for the survival of the bakehouse and stables. These buildings contribute to our understanding of the development of Newtown, the role of women in business, and nature of small business enterprises in working class suburbs. 259 Mansfield Street also contributes strongly to group and townscape values, particularly for its position on a main thoroughfare. Overall, the complex at 259 Mansfield Street is assessed to have **significant historic heritage values** at a **local** level.



Other recommendations:

It is also recommended that the complex at 259 Mansfield Street is nominated for inclusion on the Heritage New Zealand Pouhere Taonga List/Rārangi Kōrero. The bakehouse, in particular, is of considerable importance.

Extent of the Place

It is recommended that the extent of the place include the entirety of the legal parcel and the exterior form of the three-buildings at 259 Mansfield Street.

Non-heritage fabric / exclusions

Twenty-first century additions are considered to be non-heritage fabric.

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Appendices

Appendix 1 Comparative analysis



Appendix 2 Wellington Thematic Heritage Study 2013


Appendix 3 Supplementary images

Appendix 4 Records of title



Appendix 1 Comparative analysis

| Bakehouses, stables, and shop-residences | | | | |
|--|--------------------------------|---|--|---|
| Place name | Address/ | Heritage Listing or recognition of significance | Photographs | Analysis |
| Former Shop and Bakehouse | 1 Queen Street, Mount Victoria | Proposed District Plan – Heritage Building |  <p><i>Detail from "Overlooking Wellington City" showing the house and bakery in 1888 (Burton Brothers, 1888)</i></p>  <p><i>The Queen Street shop and bakehouse. The shop is at the rear of the bakehouse on the corner of</i></p> | <p>Erected several years before the Mansfield Street complex, the shop and bakehouse at 1 Queen Street were some of the first commercial buildings to be built in Mount Victoria. Erected in 1878 for Henry Innis, they were altered about 1884 with the addition of a two-storey accommodation wing. Around 1899 to 1901 a second storey was added to both the store and bakehouse.</p> <p>Like the Mansfield Street complex, the store was timber but the bakehouse was built in timber rather than brick. Both complexes were also located on prominent corner sites. While the Queens Street shop and bakehouse were larger buildings, Mansfield Street</p> |

| | | | | |
|---|------------------------------------|--|---|--|
| | | | <p><i>Queen and Broughan Streets (Google Streetview August 2022)</i></p> | <p>was part of a retail area and well placed opposite the electric tram depot. Both shop and bakery complexes were put to a variety of uses over the twentieth century. Today, the exterior aesthetic of the Queen Street shop and bakery has survived better than the deteriorating façades of Mansfield Street, however both are rare testaments to early commercial shop-residences and bakehouses (Wellington City Council & Kelly, 2021).</p> |
| <p>Collins' Bakery Complex (former)</p> | <p>49 Torquay Street, Kaikoura</p> | <p>Category 2 Historic Place (List No. 1456)</p> |  <p><i>View of the house and shop of the Collins Bakery complex (Heritage New Zealand Pouhere Taonga, 2006)</i></p> | <p>The Collins Bakery complex in Kaikōura includes a timber house, shop and flour store. Built in 1905, around the same time as the Mansfield Street complex, the site also once included a stables.</p> <p>The complex was erected by Alfred Collins and his brother. Alfred was a baker by trade and the complex on Torquay Street was an expansion of his original site in the West End of Kaikōura. The Collins</p> |



| | | | |
|--|--|--|--|
| | | | <p>family ran the bakery until 1957, unlike the Mansfield Street complex which was rented to a variety of individuals from its original construction (Heritage New Zealand Pouhere Taonga, 2006).</p> <p>Like the Mansfield Street shop-residences and bakery, it is historically significant as a turn of the century example of the domestic combined with small scale commercial production. The buildings also have social significance as a reflection of the once close association between work and home (Heritage New Zealand Pouhere Taonga, 2006).</p> |
|--|--|--|--|



Custodian's Residence (former) including wood shed and stables

86 Clark Street, Khandallah

Wellington District Plan heritage building (21/427)



Custodian's Residence (Wellington City Council, 2016b).



Aerial showing the position of the former stables which sits to the right of the house (indicated by the arrows) (Prover 2023).

The residence in Clark Street was built c.1901-1902 and dates to the period when Khandallah was converted from farmland to city suburb. In 1919 it became the Khandallah Reserve custodian's residence.

Neither a shop nor a bakehouse, it is the only example currently on the WCC District Plan Heritage List which includes a stables. The stables likely date to 1915 and were built down the slope east of the house (Wellington City Council, 2016b, 2020). By 1988 the stables were in use as a storage shed and were in very poor repair. The doors had fallen off, the roof was near collapse and the shed flooded when it rained due to poor drainage. The building was repaired and modified into a garage (Wellington City Council, 2016b).



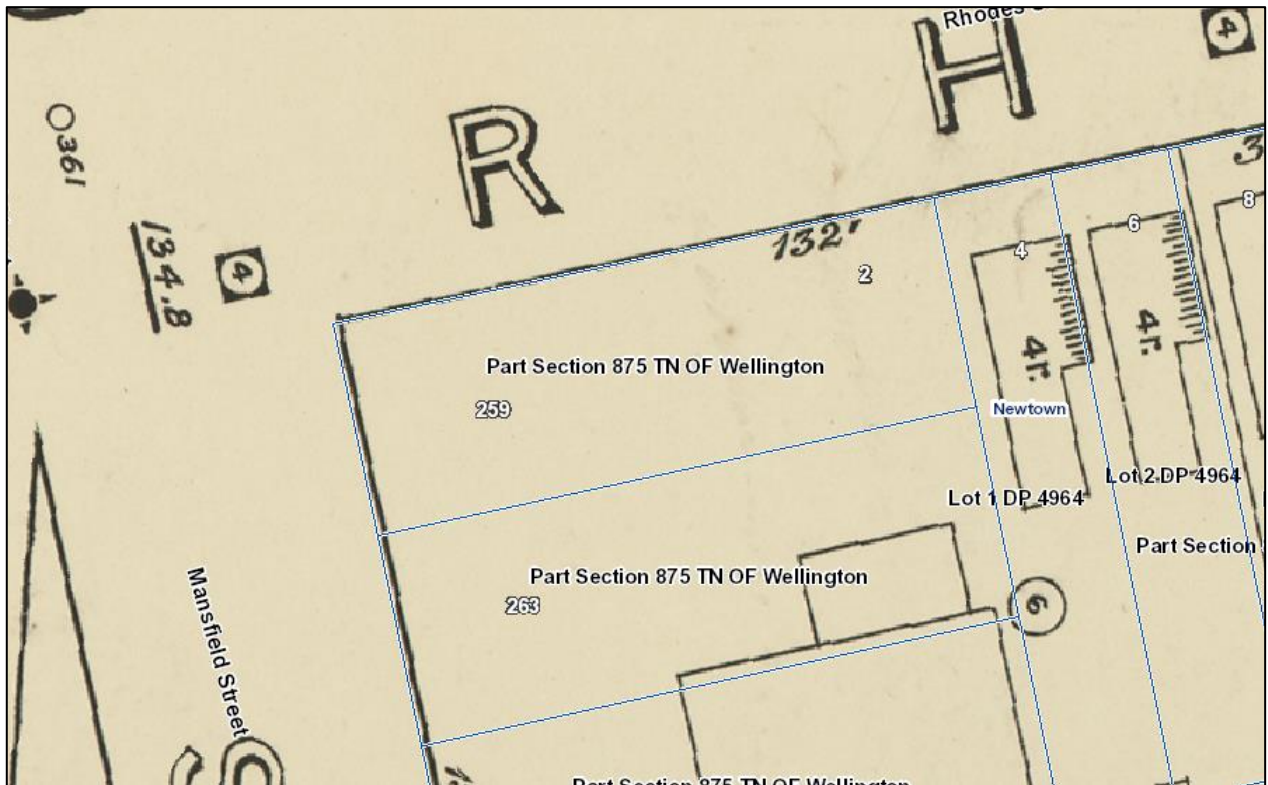
Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

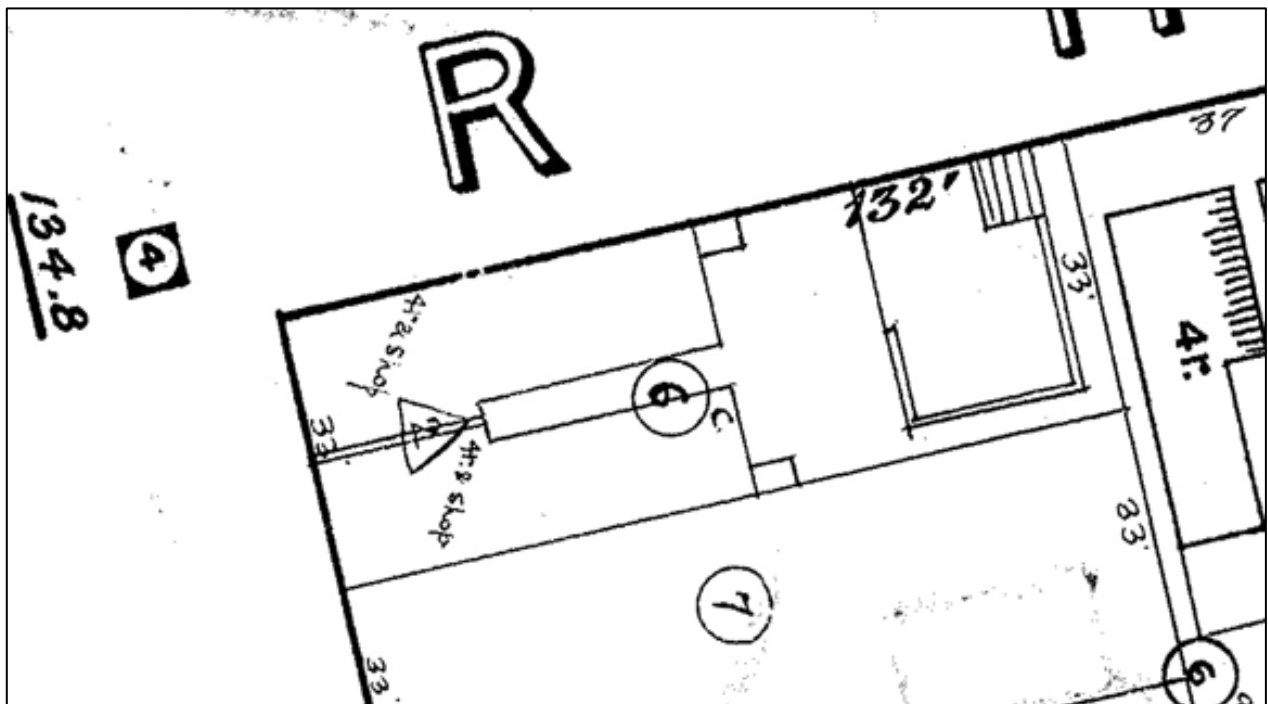
<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

| | Select the themes & subthemes which apply to the place | Yes / some (add explanation) |
|--------------|--|--|
| A | MIGRATION/ IMMIGRATION | |
| A2 | Settlement Patterns | |
| A2.3 | Suburban Expansion | |
| A2.3H | Shopping centres | Yes. The purpose of the building complex was to provide two shops |
| B | DEVELOPING ECONOMIES | |
| B2 | Trade and Commerce | |
| B2. 5 | Commercial Offices | |
| B2.5F | Retail | Yes. The main purpose of the building complex was retail. This is particularly relevant to women in business |
| D | BUILDING SOCIAL AND CULTURAL LIFE | |
| D7 | Socialising | |
| D7.1 | Socialising | |
| D7.1F | Tea gardens | Yes. Tea gardens were run for a short space of time from the shop-residences |
| D7.1G | Meeting places | Yes. The local shops were a meeting place. |

Appendix 3 Supplementary images



Thomas Ward Map showing no buildings on site in 1892 (WCC OneMap)



Thomas Ward Map showing the two shop-residences, bakehouse and stables in existence. (T. Ward, 1900, fol. 90).

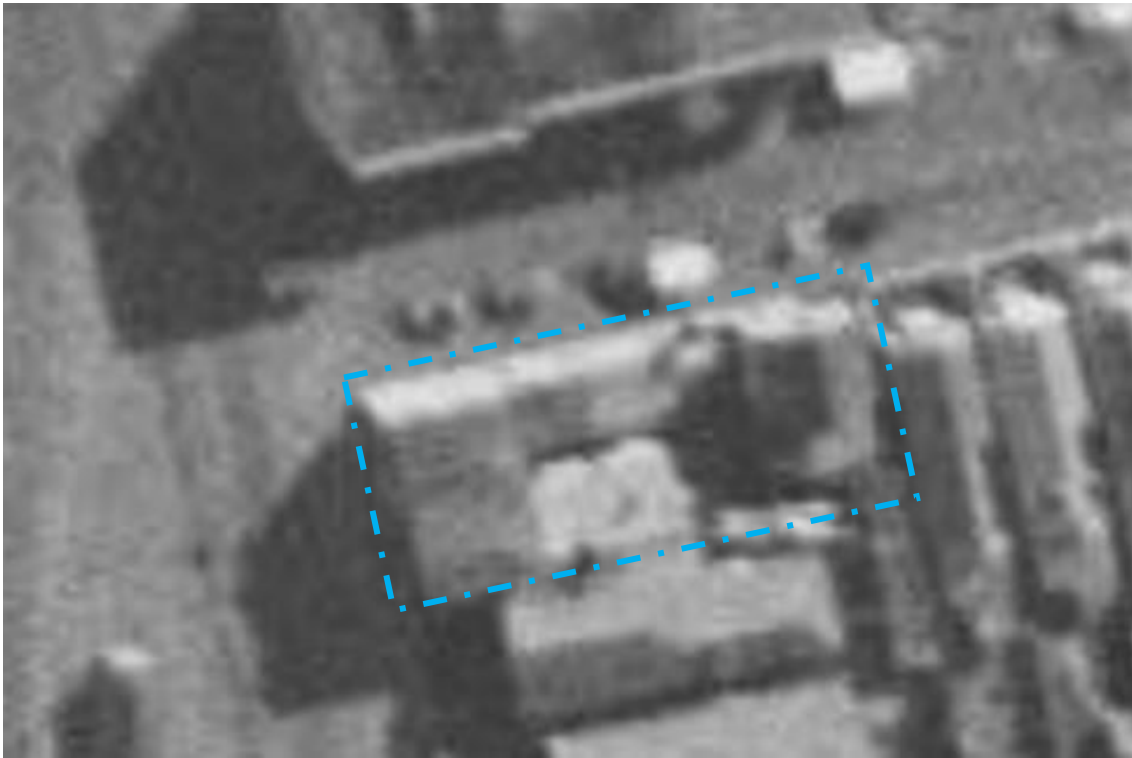


Aerial 1938 (Retrolens, 1938).

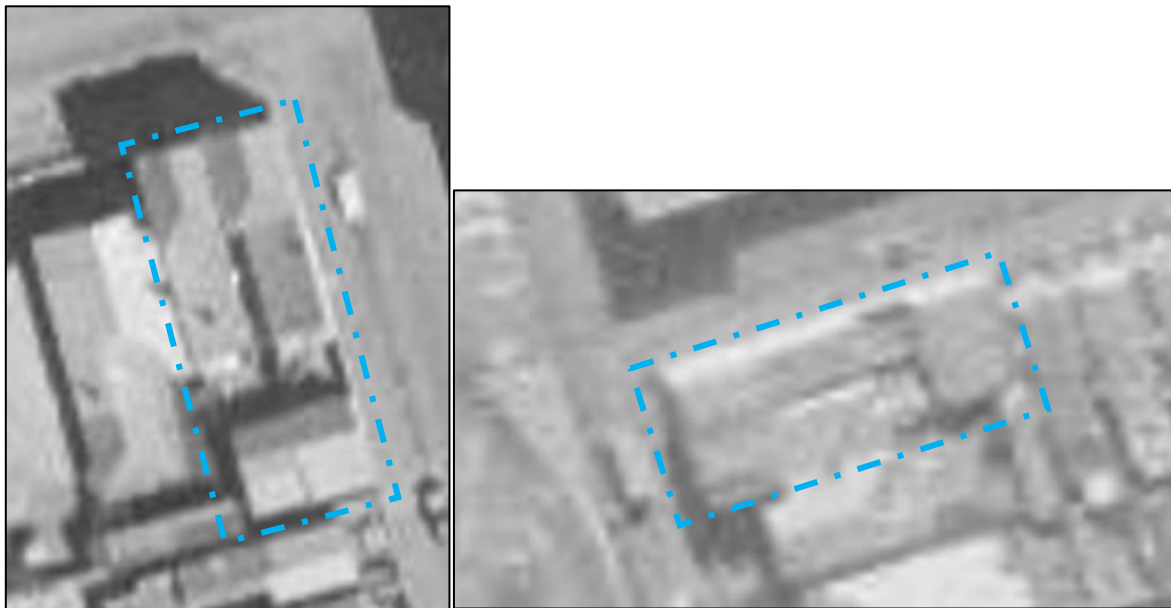


Aerial 1951. Note the verandah has been removed from the front of the shops. The stables also appear to still be two storied, given the shadow over the bakehouse roof (Retrolens, 1951).





Aerial 1961. The stables appear to remain two storied, given the shadow over the bakehouse roof (Retrolens, 1961).



Aerials 1969 and 1980. In the 1969 aerial to the left, the roofline appears to be approximately level and the second story on the stables has been removed (Retrolens, 1969). Certainly by 1980, the aerial to the right, the roof line appears level and the second storey has definitely been removed (Retrolens, 1980).





A view of the interior of the shop that was formerly 261 Mansfield Street, now housing Veronica design life. Note the door (Woolhouse, 2022).



Views of the interior of the shop that was formerly 261 Mansfield Street, now housing Veronica design life. Note the tongue and groove walls (Woolhouse, 2022).



Appendix 4 Records of title

WN86/21



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier WN86/21
Land Registration District Wellington
Date Issued 13 February 1897

Prior References

WN81/161

Estate Fee Simple
Area 291 square metres more or less
Legal Description Part Section 875 City of Wellington

Original Registered Owners

Robert Charles Ward as to a 1/2 share
Miny Ward as to a 1/2 share as Executor

Interests

813 Order in Council exempts Rhodes Street from Section 117 of The Public Works Act 1908
5162075.2 Transmission of the share of Robert Charles Ward to John Ward and Paul Houston Surridge (1/2 share) as Executors - 26.2.2002 at 9:02 am
5171968.1 Transfer to Andrew Robert Ross (1/2 share) and Anna Catherine Woolhouse (1/2 share) - 12.3.2002 at 2:46 pm
5171968.2 Mortgage to Bank of New Zealand - 12.3.2002 at 2:46 pm



NEW ZEALAND.

[Form B.]



Register-book,
Vol. 80, folio 21.

Reference: Vol. 51, folio 161
Transfer No. 45079

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

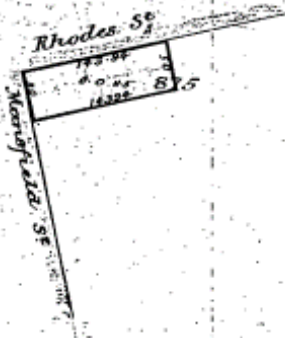
This Certificate, dated the 25th day of February, one thousand eight hundred and ninety four under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that Mary Agnes Jones of Wellington Wife

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indexed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered as to the several admeasurements a little more or less, that is to say: All that parcel of land containing three square and seven tenths of an acre being part of Section 875 City of Wellington



M. M. Nathan
District Land Registrar

Image Quality due to Condition of Original



Mortgage 22,900 produced 1974 at 11.31 am by Mary Agnes Jones & family **DISCHARGED**

Mortgage 30,996 produced 20 June 1904 at 2.15 pm by Mary Agnes Jones, Richard Burns, John Mitchell & Thomas Jones **DISCHARGED**

Mortgage 30,220 produced 20 June 1904 at 10.00 am by Mary Agnes Jones & John Thomas **DISCHARGED**

DM 30796 Abaworth & Co. v. John Campbell & family **DISCHARGED**

DM 30820 Transmission 9491 to Thomas Dewey of Wellington Roman Catholic Priest

DM 104550 Wellington Roman Catholic Priest

Ext M. 102046 Entered 11 June 1914 at 2.25 pm

18/9/10 Transfer 9496 produced 11 June 1914 at 2.25 pm Thomas Dewey to Agnes Mary Beveridge wife of James Michael Beveridge of Wellington **DISCHARGED**

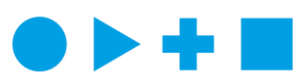
Mortgage 9600 produced 11 June 1914 at 2.25 pm Agnes Mary Beveridge to Mary Mitchell John Alexander Mitchell and James Mitchell **DISCHARGED**

Mortgage 10,880 produced 29 June 1916 at 12.10 pm Agnes Mary Beveridge to James Samuel Mitchell **DISCHARGED**

Scale 80 links to an inch

CONTINUED

EQUIVALENT METRIC AREA IS 291 m²



REGISTER

86/21

Order in Council No. 813

from Section 117 of the Public Works Act 1928

DISCHARGE

Mortgage 12776 produced 17 February 1928 at 10.00 a.m. by *[Signature]* to Gordon Jamieson & Donald.

Mortgage 14693 produced 17 July 1928 at 2.00 p.m. by *[Signature]* to James Hodge.

DISCHARGE

Mortgage 15725 produced 18 March 1928 at 12.25 p.m. by *[Signature]* to James Hodge & Mary Grant.

Extension of Mortgage 14693 and increase of principal and interest produced 23 May 1928 at 11.50 a.m. by *[Signature]*.

DISCHARGE

Mortgage 15551 produced 10 June 1928 at 9.00 a.m. by *[Signature]* to George & Helen Thomas.

Mortgage 21526 produced 10 June 1928 at 9.00 a.m. by *[Signature]* to George & Helen Thomas.

Mortgage 50691 produced 14 June 1928 at 10.00 a.m. by *[Signature]* to James & Mary Hodge.

Transfer 34804 in exercise of power of sale under Mortgage 14693 to the Registrar of the Supreme Court to James Hodge, Widow and Herman Paul Gustav Hodge, Executors both of Wellington dated 14/1/28 at 11.15 a.m. by *[Signature]*.

Transmission 77293 to Herman Paul Gustav Hodge to exercise power 12.1.1928 at 1.00 p.m. by *[Signature]*.

THIS REPRODUCTION IS A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 115A LAND TRANSFER ACT 1952

Transfer A005128 to Luckie Hain Nominees Limited at Wellington - 30.10.1973 at 2.25 p.m. by *[Signature]*.

Transfer A013451 to Arthur Glen Turner Wiggs as executors - 11.12.1973 at 2.30 p.m. by *[Signature]*.

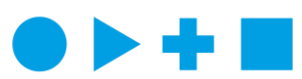
Transmission 257737.1 of Mortgage A013451 to John Alexander Connolly and William Glen Turner Wiggs as executors - 2.8.1978 at 11.05 a.m. by *[Signature]*.

B.433184.1 Transfer to Frederick George Ward, Company Director and Robert Charles Ward, Manufacturer both of Wellington as tenants in common in equal shares - 10.5.1995 11.28 a.m. by *[Signature]*.

B735943.2 Transmission of the 1/2 share of Frederick George Ward to Mary Ward as executor 26.7.1999 at 3.12 by *[Signature]*.

CERTIFICATE OF TITLE

Vol. , folio



WN81/161

REGISTER

NEW ZEALAND.



Register-book,
Vol. 81, folio 161.

Reference: Vol. 38, folio 118
Transfer No. 56813

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 21st day of February one thousand eight hundred and ninetytwo, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that William Beeth of Carters Lane

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red be the several admeasurements a little more or less, that is to say: All that parcel of land containing Thirty four perches and Two thirds of a perch situate in the City of Wellington being part of Section 875 on the public map of the said City deposited in the office of the Chief Surveyor at Wellington

Wm. Beeth

District Land Registrar



Transferred 25079 Richard B. Beeth 21st Feb 1892 at a. s. and William Beeth to Mary Agnes Jones of part alone land each measured 7d. 10 p. 51 and 12

C. Deering for Balance 101/70
101/70

27



THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 219A LAND TRANSFER ACT 1952.
Stannan D.L.R.


Scale 80 links to an inch
1/4"

Image Quality due to Condition of Original



WN38/148³

NEW ZEALAND.



(C)

CERTIFICATE OF TITLE.

Register Book,
Vol. 38 Folio 148.



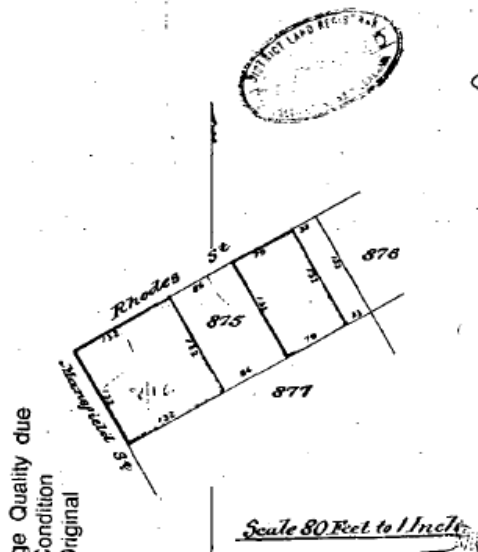
Reference Vol. 12 No. 20.


Joshua Bell of Wellington Carpenter is now seized of an Estate in fee simple subject to reversions to such measurements lands and interests as are specified by Annual Act in relation to these pieces of land containing two acres and twenty five perches firstly bounded towards the South East one hundred and thirty two feet and the South West one hundred and thirty two feet by other parts of Section number eight hundred and seventy five towards the South East seventy nine feet by other parts of Section number eight hundred and seventy seven and towards the South West seventy nine feet by Rhodes Street Secondly bounded towards the North West one hundred and thirty two feet by Rhodes Street towards the North East one hundred and thirty two feet by other part of Section number eight hundred and seventy five towards the South East one hundred and thirty two feet by other parts of Section number eight hundred and seventy seven and towards the South West one hundred and thirty two feet by Mansfield Street All the same with their relative parts as delineated herein bounded not to the several measurements a little more or less which said land comprises parts of Section number eight hundred and seventy five in the public map of the City of Wellington deposited in the office of the City Surveyor at Wellington originally granted the twelfth day of July 1857 to George Braham Matthews Esquire I have hereunto signed my name and affixed my Seal this seventh day of April one thousand eight hundred and eighty five

Signed in the presence of
J. Matthews (Witness)
 7th day of April 1885

M. Shaw
 District Land Registrar
 (Of the District of Wellington)

Lease No 1163 Produced 30 January 1889 at 11.20 p.m.
Joshua Bell to *William Booth* of *Carlton* Timber Merchant -
 Term 7 years from 12 January 1889 - Right of purchase paid
Plan No 202/130 Produced at Library 1996 at 11.00
 1/8 of *William Booth* of *Carlton* Timber Merchant
 C/7 21/161
 Canceled - N. C. 81/162





THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF ORIGINAL REGISTER BY THE PUBLIC OFFICER UNDER SECTION 215A LAND TRANSFER ACT

M. Shaw D.L.R.

³ Searches in the certificates of title and deed indexes using the former identifier failed to locate the earlier land records.

