

# Historic Heritage Evaluation

Willow Grove  
17 Parkvale Road, Karori



January 2023

## Historic Heritage Evaluation

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## Executive Summary

Willow Grove, 17 Parkvale Road, Karori was nominated for addition to the Wellington District Plan Schedule of Historic Heritage Buildings by its owner in July 2021. The evaluation of the building's heritage values shows it to be a significant architectural example of an early colonial dwelling which possesses **historic**, **architectural** and **social** significance, which relate in particular to its age, rarity and integrity.

Willow Grove was built by Thomas Ellis for his large family. While the exact date is not recorded, it was perhaps built between July 1853 and 1854 when the family moved to Karori. This dwelling may have been replaced in 1859 with a larger residence, or simply extended. Either way, it is likely the extant house has its origins in the 1850s. The dwelling first entered the official record in 1865. Coach builder and farmer, Thomas Ellis, remained in the dwelling until 1870. In 1873 Judge Charles Christie Graham purchased the dwelling and farm and the family remained there for 20 years. In 1899 Adolph and Alice Wickman purchased the farm and became local identities, selling their home-made dairy products from the buttery door. The dwelling was added to in 1991 and 1997 but these extensions were sympathetically designed. Over 160 years since its construction the dwelling demonstrates remarkably high integrity on the exterior and interior.

It is recommended that Willow Grove is added to the Schedule of Historic Heritage Buildings. The extent should be based on the existing land parcel with the 1991, 1997 additions and modern garage to be considered "non-scheduled buildings on the site of a heritage building or structure". The dwelling has aesthetic and architectural significance as an 1850s dwelling; physical values for its age, rarity and integrity; and social values for the sense of continuity and townscape values the dwelling offers to Karori.

## Summary Statement of Significance

Willow Grove is an outstanding example of an 1850s dwelling and is a testament to the European settlement of Wellington. The following summarises the fundamental values of the place identified against the heritage significance criteria:

Willow Grove has significant **historic values** and is associated with important **historical themes** including the immigration of early colonists 1840-1869, and Wellington's colonisation settlement patterns. The dwelling provides remarkable insight into the nature of dwellings erected by Wellington's early colonists, and bears witness to the transformation of Karori from farmland to suburb. The dwelling is also associated with



the **prominent nineteenth century magistrate**, Charles Christie Graham, who held a number of important posts in the developing colony. Willow Grove dwelling has significant **physical values** as a **fine example** of an early Aotearoa New Zealand house constructed in the 1850s. It is a local **landmark** and is part of a small **group** of early houses in Karori which are still extant. The dwelling is not only one of Wellington's **oldest**, but also has a high degree of **integrity** on its exterior and interior. This degree of integrity is **rare**. Willow Grove also has significant values for providing a **sense of continuity** to the wider community and as a testament to the early houses and small farms that once decorated the Karori valley.

## Purpose

The purpose of this document is to evaluate Willow Grove located at 17 Parkvale Road, Karori, 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 Wellington City Council heritage reports, local historical resources, and Wellington City Council archives. There were no original construction plans at either Wellington City Council Archives or Archives New Zealand.

Newspaper sources were essential to understanding the development of the building. 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	17 Parkvale Road, Wellington
Property Name	Willow Grove
Other names	None
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gate notice information	Lot 2 DP 44016
NZTM grid reference	1745447, 5428277
District Plan Reference Number	N/A
Sites of significance to Māori	None
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Potential - evidence indicates construction/occupation pre-1900
New Zealand Archaeological Association (NZAA) site record number(s)	
Constructed	c.1853-1865
Significant alterations or additions	1991 - semi-detached addition 1997- addition to rear of cottage 2000 – detached garage added to front of property
Architect	Sheryle Williams [1997 addition]
Builder	Thomas Ellis [?]
Former uses	Accommodation - House
Current uses	Accommodation - House



Earthquake-prone Building Status at the date of assessment.

Extent: WCC Onemap, accessed 6 October 2022



## Historical Summary

This section provides the results of documentary research into the historical background of Willow Grove, 17 Parkvale Road, Karori. This research provides context and informs our understanding of the heritage values of the building.

### 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, and the high ground at Karori. 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.



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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. 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 (Murray, 2014).

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 (Waitangi Tribunal Report, 2003).

### **Karori**

The original name for the area known today as Karori may have been Karore or Kaharore. According to J.J. Cassells the spelling should be Ka-rore, meaning 'these traps'. However, Elsdon Best's spelling of 'Karori' would become common use (Adkin, 1959). Situated in a basin of flat land surrounded by hills, Karori meant 'bird of snares' and was renowned for its forest and birdlife (NZ History, 2022).

Although Māori may never have permanently settled the area named Karori, its forests were used for hunting. Traditional travel routes led through the area to pā and fishing kainga to the west (Wellington City Council, n.d.). Opuawe kainga sat adjacent to the Karori Stream, formerly named Wai-pahihi, in the South Makara Valley. The kainga was associated with Ngati Waiponga of Te Āti Awa (Wellington City Council, 1995).

In 1839, the New Zealand Company chose Port Nicholson (Wellington) as the site for its first settlement of British immigrants. The land was surveyed and the Opuawe kainga was designated part of Section 93 Terawhite District. It became part of a 200 acre reserve set aside at Waiariki by Colonel McCleverty in 1848. In July 1853 Opuawe was sold with the rest of the Waiariki reserve to the Crown, for £12 10s (Lawton & Waitangi Tribunal, 1998; Wellington City Council, 1995).





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Although distant from the coast and the burgeoning central settlement, Karori was settled at a relatively early period in the history of Wellington. Indeed Karori can be regarded as Wellington's first suburb. The new colonists are said to have jumped "with delight" when they first saw the large, elevated valley of Karori, particularly farmers. Wellington's many hills were not necessarily accommodating to agricultural pursuits and Karori's flat ground was easier to clear and farm. Within six months two settlers were said to have cleared twenty acres of dense forest in the district and built a house with the help of a local inhabitant (Mulgan, 1939, p. 100).

E.J. Wakefield described the settlement in 1842 in *Adventure in New Zealand*:

*In the upland Valley of the Karore [sic], several people had begun to clear. The road had not yet reached this, having to cross a steep part of the Kaiwharawhara Valley, but the clearers used to find their way by an old Maori path and live in the bush for days together. This valley is situated at the elevation of about 800 feet above sea level, about 2m. S.W. of Wellington by the present road. This tract boasts of the very finest totara and other timber (Early Wellington, 1928).*

By 1845, there were 132 acres cleared and the Chief Justice, H.S. Chapman was a resident. Many small dwellings of some of the labouring settlers were clustered near Chapman's house (which is now known as Homewood, and is the residence of the British High Commissioner). A building for both a chapel and school had been built in Karori, and a shop had opened. At a fete in 1847 it was noted that the whole population was around 200 (*Early Wellington, 1928*).

Communication remained the biggest impediment to development: traditional travel routes were adapted by the new settlers to form narrow, poorly formed roads. Karori's relatively remote location saw the Wellington Lunatic Asylum established there in 1854. An Anglican Church was built in 1865. Farm land was gradually subdivided in the later decades of the nineteenth century, increasing the number of residential lots available. It was not until 1891, however, that the settlement had grown sufficiently to be decreed a borough. The roads slowly improved or were realigned and in 1899 the Karori Tunnel opened, providing easier access to the city. In 1907 electric tram reached the suburb and as travel between Wellington and Karori improved, the suburb filled with new residents. One of the suburb's most famous inhabitants was Katherine Mansfield whose family moved to Chesney Wold in 1893. "Colonel Karori" was described in several of Mansfield's stories (NZ History, 2022; Wellington City Council, n.d.).

## **Parkvale Road**

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In 1843 a group of families, through the Country Land Association, bought Section 40 Makara District containing about 120 acres. The section was divided into 13 smaller sections which the families individually owned. This settlement was known as Park Vale and encompassed mostly steep land stretching from the ridge behind Sections 37 and 39 in Karori, down to the valley of the North Makara stream. The area in Karori, and the street which would bear its name, was named after Robert Park, one of the early New Zealand Company surveyors. In mid-1846 the Park Vale settlers petitioned Governor Grey for assistance in obtaining road access. The eventual road was laid down by an early settler, McManaway, from Karori Road through Section 37 into Park Vale. Some early maps show Parkvale Road continuing over the hills to Ngaio (Brodie, 1999; Karori Historical Society, 1991).

Catherine Chapman described Park Vale in 1846:

*Henry, Harry and myself went on an exploring expedition yesterday to Park Vale, where some of the settlers have cleared land, it is an evidence of the difficulty of obtaining land, we had a walk of 3 miles at least through the bush or thickly wooded forest, a footpath is partly cut, partly trodden, most of the way it is over very uneven ground mounting up a very steep hill walking through the bed of a watercourse down hill a little way and then up, up again ... then down, down again until at last we did reach the valley, and very disappointing it was to me at last ... The reason for those poor people going all that way [to farm] is that none other was to be got, the absentees own most of the land near the town, there are only 3 or 4 sections to let even, none to sell, so that cultivators are forced to such distances from one another that they neither give value to the land nor security to one another (Brodie, 1999).*

### **Thomas Ellis and the house at 17 Parkvale Road**

Section 39, Karori District was first surveyed by the New Zealand Company. In 1847 the Section was purchased by Robert Hart (LINZ, 1847, p. 612). Hart was an English lawyer who arrived in Wellington in August 1843. He immediately commenced practice in partnership with another barrister, Mr Holroyd. In 1854 he sat in the first parliament as member for Wellington and became a member of the Legislative Council in 1872 (Cyclopedia Company Limited, 1897). It is unlikely Hart developed Section 39.

In July 1853, Thomas Ellis purchased from Robert Hart part of Section 39 (LINZ, 1847, pp. 612, 684). By 1856 Ellis also owned part of Section 37, previously owned by J.G. Wingfield (CT WN1/21, SO 11132). Thomas Ellis was born in October 1825 in Felsted, Essex, England. He emigrated to Australia around 1850, where he met his soon-to-be wife, Sarah Brown. The couple were married at Geelong in 1851. After the death of Sarah's mother they moved to Bendigo, where the discovery of



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gold had attracted thousands of prospectors. Thomas established a store there and likely met with some financial success (Cleland, 2022).

In 1853 the couple immigrated to Wellington on board the *Australian*, landing on the 12<sup>th</sup> of April. They already had a small daughter and would eventually add ten more children to the family. On arrival, the family resided in Willis Street, where Thomas set up business as a coach builder (New Zealand Government Gazette, 1853). The family purchased part Section 39 in July 1853 and by February 1854, were living in Karori where Thomas continued coach building (New Zealand Government Gazette, 1854).

The exact construction date for Willow Grove is not known, but the family is likely to have constructed a house when they first arrived in Karori in c.1853. It is possible that Thomas, with his coach building skills, undertook the design and construction the house (or houses) at Park Vale. Certainly it is likely to have been built at an early stage of European settlement in Wellington. The weatherboards appear to have been sawn by hand, which indicates an 1850s construction date - as even by the early 1860s, machine milled timber for construction was readily available (Hawley, 2001; Salmon, 2010). This date is not conclusive however, as some local pit-sawn timbers were used for rural buildings in Wellington up until about 1870 – for example, parts of the Holy Trinity Church in Ohariu Valley.

It is also possible that the dwelling we see today on Parkvale Road was not Ellis' original homestead, but their second. In November 1859 Thomas advertised two acres of freehold land in Karori with a substantial three-roomed cottage on site (Wellington Independent, 1859). It is possible that the Ellis' original dwelling was sold, and the more substantial residence we see today was built for the growing family. Conversely, the Ellis family may have constructed the advertised three-roomed cottage as an investment on the adjacent site which was intended to be sold. It is also of note that in 1859, Thomas was no longer referred to as a coach builder, but as a settler (New Zealand Government Gazette, 1859) which may be indicative of him being involved in other investments.

The Ellis dwelling had to accommodate an ever-expanding family in their Parkvale Road house, and eight of the eleven children were raised there (Cleland, 2022). Three children were born in 1853, 1855 and 1858; the 1860s saw five more children added to the family; while Katherine and Edith, the last of seven daughters, were born in the early 1870s. Bessie Ellis (born in 1866) remembers the family's "old home" on Parkvale Road as having been a two-story wooden dwelling, and this indicates that Willow Grove was always a relatively substantial building (Cleland, 2022).



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The style of Willow Grove has been described as “in every way a colonial doll’s house. Its design is remarkably close to illustrations of cottages for settlers which appeared in the early Victorian publication, Brett’s Colonists’ Guide” (Dominion, 1990). The dwelling also closely resembles the architecture of Stephen Lancaster’s Karori dwelling which dates to 1859. Lancaster was a contemporary of Thomas Ellis and Karori’s first Mayor. He arrived in Wellington in 1857 and settled in Karori in 1859. Lancaster would eventually buy large swathes of Karori and subdivide the farm land into residential lots (National Library, 2022b). Lancaster’s first Karori home, which is no longer extant, embodied the same architectural aesthetic as Willow Grove. It was clad in weatherboards and had a high pitched shingle roof decorated with finials. The windows were multi-paned double hung sash windows. A verandah covered the front entry porch, and the bedrooms were in the attic. The architectural similarity between a local house known to have been built in 1859 further supports Willow Grove as an 1850s construction.

It was not until 1863 that the Commissioner of Lands, David Lewis, gave the Crown Grant for part Section 39 to Ellis. The other half of the section was granted to John Pimble (New Zealander, 1863). By now Thomas was engaged in “farming pursuits”, chiefly dairy farming (Cleland, 2022). He also secured the contract for supplying firewood to the Wellington Lunatic Asylum (Manawatu Standard, 1906; Wellington Independent, 1865). Thomas’ wood working skills were on display when he entered the “Woods of the Province” category in the International Exhibition: “A cotton stand and vase, made and contributed by Mr. T. Ellis of Karori, exhibiting specimens of several kinds of wood” (Wellington Independent, 1862). In the 1864 New Zealand Exhibition, Thomas entered a “churn of new construction, invented and made by him...with improvements in the dashers” (Otago Witness, 1864). He would later enter an example of this design in the Sydney Exhibition, claiming it was superior to other churns: “the churn will make from 5 to 45 pounds of butter, and produce ten per cent, more butter of better quality than any other, as all the milk is taken out. There is less wear and tear than with other churns, great cleanliness, moderate cost, and a child can do the work. Mrs. Ellis has had one of those machines in use for several years, and it is now as good as ever” (New Zealand Mail, 1879).

In 1865 Thomas was listed once again as a coach builder: he may have in fact retained this business while also farming (*Stevens and Bartholomew’s New Zealand Directory for 1866-67*, 1865). That same year the format for the electoral roll changed and, for the first time, dwellings were recorded. Included in Thomas’ entry was his ownership of a house and freehold land in Karori. (*Electoral Roll, Wellington, Porirua*, 1865). There is every likelihood a house existed from 1853/1854 and a new house may have been erected in 1859, but the entry in the electoral roll proved its existence beyond doubt by 1865.



The Ellis family lived at Park Vale, Karori for a total of seventeen years (Manawatu Standard, 1906). In 1870 the farm was placed for sale. Said to be situated in the “best part of Karori” the Ellis farm was described as 25 acres, well fenced and with plenty of water (presumably because the house is adjacent to the Karori Stream which is now contained in a culvert):

*There is a very good family residence. The grounds are very neatly laid out and well stocked with a great variety of ornamental trees, shrubs, &c. A well stocked orchard. Good out-buildings* (Wellington Independent, 1870b).

Two five-acre paddocks on Section 37, across Park Vale Road, were included in the sale and interested parties could apply to Edward Toomath (Wellington Independent, 1870b). Edward Toomath was a Karori settler, who was involved with Thomas in local affairs (Wellington Independent, 1867). In the event, Toomath purchased the property in 1870 (LINZ, 1847, p. 684). Ellis also sold the property he owned in the centre of Wellington, in which he had partially invested his Australian savings. The family then moved to the Wairarapa district (Cleland, 2022).

Toomath held the property for a few years and in 1872 put the former Ellis farm up for sale. It was described

*...situate in the best part of Karori, a really pretty property (recently occupied by Mr Ellis), of about five acres, so arranged as to comprise two securely fenced paddocks, well grassed and watered; a good garden well stocked; an orchard containing an abundance of fruit bearing trees; a shrubbery tastefully laid out and planted with a variety of ornamental trees and shrubs. A good Family residence, outbuildings, &c. A paddock containing about nineteen acres adjoining the above, and two others of about five acres each, separate from it by the Park Vale road, and having a frontage thereto, may be had with it if required”* (Wellington Independent, 1870a).

An 1873 survey plan also showed the house on site (SO 1163). These sources may explain why the construction of the house was once dated to the early 1870s, despite earlier sources proving its existence (Dominion, 1990).

### **A new owner: Judge Charles Christie Graham**

In 1873 the farm and house on part Section 39 was purchased by Charles Christie Graham (WN2/50). Graham was “one of the very early colonists in New Zealand”, who filled several important positions in the developing colony (Dominion, 1915). He was born in Scotland in 1835 and well educated having attended St Andrew’s College and Edinburgh University. He immigrated to Melbourne in 1855 where he married Jemima Frances Webster, daughter of Major-General Webster. In 1866 the family immigrated to Otago and Graham was made a Justice of the Peace. In 1869 he was elected as a member of the Council of the University of Otago. Around 1870,



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the Graham family moved to Wellington and in 1872 he became a member of the Wellington Provincial Council. Charles also became the Chair of the Wellington Education Board (Cyclopedia Company Limited, 1905; Dominion, 1915). A year later he purchased part Section 39.

Although the family were not farmers, the Grahams lived in the former Ellis' home at Karori (Evening Post, 1885; New Zealand Mail, 1887; New Zealand Times, 1874; *Wise's Post Office Directory, 1875-1876*, 1874). No tenders appeared for the erection of a new residence for the Grahams during these years, and so it appears the house was suitable for the large Graham family: seven children were born after their arrival in New Zealand and, given that ten "living children" were noted in Graham's obituary in 1915, several others may have been born while the family lived overseas. The Grahams also employed servants, although it is uncertain whether they would have been boarded within the home (Evening Post, 1891). In 1877 Graham left politics to become the Town Clerk of the Wellington City Council, and in 1882 he was appointed Official Assignee in Bankruptcy (Dominion, 1915).

The Graham family remained in their Karori home for twenty years. In 1893 the Grahams advertised the lease of their "Family Residence" (Evening Post, 1893). It was described as containing 13 rooms, which seems a surprising number for a small home. There was also 25 acres of land, part of which was laid out as garden and orchard (Evening Post, 1893). The Grahams then moved to Dunedin where Charles continued his work as Official Assignee (Evening Post, 1894).

It is unclear who leased and occupied the house, but it is during this period that one of the anecdotes associated with the house originated. In 1893, the Beauchamp family moved to a more spacious house, Chesney Wold, in then-rural Karori. The family included ten year old daughter Katherine, who would later write under the pseudonym Katherine Mansfield and become one of New Zealand's most noted authors. Katherine is said to have played at the Parkvale Road home, which was about one kilometre from Chesney Wold, and there is some anecdotal evidence she referred to the farmhouse in her later stories. The Beauchamp family left Karori in 1898 and returned to Thorndon, closer to the city (Hawley, 2001).

In 1897 the Grahams decided to sell their family home of twenty years. The auction notice described the property as:

*...valuable Freehold and, part of section 39, Karori comprising 24½ acres, with the Residence and Outbuildings thereon, known as formerly occupied by C.C. Graham....The residence contains 12 rooms with every convenience and complete outbuildings: dairy, stables, cowshed, &c. The grounds are well laid out with large garden, orchard and tennis*

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*lawn. As a suburban residence with prospect of large profit by subdivision this is a speculation worthy of attention*" (Evening Post, 1897).

It appears the property did not sell immediately and in 1899 the Grahams subdivided Section 39 into Lots. Lot 8, and the dwelling, was purchased by Adolph/Adolf Alexander Wickman (WN2/50, WN103/123).

### **The Wickmans**

Adolph Alexander Waldemar Wickman was born in Helsinki, Finland, in 1856. His mother died in 1864, when he was seven, and his father just a few months later. In 1875 Adolph emigrated from Sweden and arrived in New York on board the *Canada*. It is unclear when Adolph immigrated to New Zealand but he was a resident of Brunner on the West Coast by 1884 (Grey River Argus, 1884). In May 1888 he married Alice Kilmister. Alice was the daughter of John and Sarah Kilmister. The Kilmisters had arrived in Wellington in 1841 and were founding settlers of Thorndon, owning large swathes of land and leasing the small workers' cottages which can still be seen in present day Ascot Street and its surrounds (Christ Church - Taitā, 2022).

In 1893 the Wickmans moved to Karori, perhaps having leased the Graham's residence (*Wise's Post Office Directory 1894-1895*, 1893). An undated photograph of the Wickman family was titled "Judge Graham's House", which indicates the family leased the property before purchasing it (Jones, n.d.-d). That same year, Adolph became a naturalised citizen (New Zealand Gazette, 1893).

The electoral rolls described Adolph as a labourer until 1904 when he was recorded as a gardener (*Electoral Roll, Wellington, Wellington Suburbs*, 1897; *Electoral Roll, Wellington; Manawatu-Wanganui, Otaki*, 1903; *Wise's Post Office Directory 1905*, 1904). It seems that the Wickmans also ran a dairy farm and sold their produce to Karori locals. They added a number of outbuildings to the property over the years. In 1906-1907 a stable was erected by contractor S.M. Jones. In 1908 Adolph erected a new dairy, which he built himself. He also built sheds; one in 1909 and the other in 1910. In 1914 Jones erected a hayshed for the Wickmans (Karori Borough Council, 1922).

It may have been the Wickmans who named the dwelling Willow Grove. The name appeared for the first time in 1910, when "a pretty wedding" took place (Evening Post, 1910). The Wickman's eldest daughter, Amy, was married and a large marquee was erected on the lawn at the family home "Willow Grove, Parkvale, Karori" (Evening Post, 1910). The Wickmans became Karori identities, supplying fresh milk and butter to locals despite being "fearful of Mrs Wickman's pet magpie which guarded the back door" (Dominion, 1990). The buttery door opened from the

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kitchen and is still in situ today (Hawley, 2001). The Wickman's granddaughter (Amy's daughter) later remembered that "[v]isiting Grandmas was always a treat except for the fact she owned a pet magpie. This magpie treated Grandma with respect, but anyone else was screeched at and a target for its beak" (Dominion, 1990). She also remembered the coal range was "always being stoked to keep the kettle boiling and the soup simmering. When the front was opened on a cold day how lovely and warm it was" (Dominion, 1990).

### **New owners and new subdivisions**

Adolph remained living at his home in Karori until his death in 1919. Alice died there in 1922. In 1925 Lot 8 and Willow Grove was purchased by Osmond Disley, a farmer, and his wife Mary Agnes (WN103/123).

A baker by trade, by 1916 Osmond was a dairy farmer living in South Karori when he was charged with selling milk that was not clean (Dominion, 1916). The Disleys were no stranger to the Courts (Wanganui Chronicle, 1913). After purchasing the Wickman's former property in 1925, Osmond continued to be charged with selling milk containing dirt (Evening Post, 1925). In 1927 he was charged with selling milk deficient in fats, "caused by improper agitation of the milk" (Evening Post, 1927).

In 1928 Osmond subdivided Lot 8. Also in possession of Lot 9, he subdivided the rear portion of Lot 8 and grouped it with Lot 9 (WN 388/60). The address for the part Lot 8 and Lot 9 became 19 Parkvale Road (Evening Post, n.d.). Lot 8 and Willow Grove became 15 Parkvale Road. Osmond leased Willow Grove to David McKelvey (also McKelvie).

David McKelvey was a roadman and labourer. He was first recorded as a resident of Parkvale Road in 1925, and in 1928 was recorded at 15 Parkvale Road (*Wise's Post Office Directory 1926, 1925; Wise's Post Office Directory 1928, 1927*). David and his wife Amy were married in 1917. They brought up three children at 15 Parkvale Road, losing their youngest son Gilbert during the Second World War (Evening Post, 1944b). The McKelveys appeared to live a relatively uneventful life in Parkvale Road, unlike Osmond who continued to appear regularly in court several times a year (For example Evening Post, 1928, 1932, 1933, 1936). His last appearance was in 1944, aged 65, for selling diluted and adulterated milk (Evening Post, 1944a). Osmond's continuation in the dairy trade indicates that the portion of Lot 8 he retained after the 1928 subdivision included the dairy and other farm buildings. In 1950 Mary Disley died and Osmond sold the property to David and Amy McKelvey (WN383/125). Amy McKelvey died in 1962 but David remained in the home until his death in 1975: some fifty years occupation (WN383/125).

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In 1975 Lot 8 was purchased by Walter Eugene Blitz, a Wellington Company Director (WN383/125). He subdivided the remaining part of Lot 8 into Lots 1 and 2. Lot 2 fronted Parkvale Road and contained Willow Grove. The subdivision line between Lots 1 and 2 was set back from an “old fence” and “old shrubs” behind Willow Grove (Wellington City Council, 1975a). Blitz built a new home on Lot 1 (WN16A/165). The council purchased part of the property for a “street widening” project that was only implemented between Karori Road and 5 Parkvale Road. Approximately half of the front garden is now on road reserve.

By the mid-1970s, Willow Grove was in need of repair. There were two rectangular outbuildings of good size, which contained the wash house and a shed, but the wash house was also in poor repair. Despite the deteriorating condition of the dwelling it created “a great deal of interest” and there were many Karori locals who expressed interest in restoring it (Wellington City Council, 1975a).

In 1976 Blitz sold Lot 2 and Willow Grove (WN16A/165), and the property sold again in 1980 (WN16A/165). The new owners found the 1925 coal range was still being used for cooking, there was no hand basin in the bathroom, there were no power points upstairs, and the original wallpaper was hanging loose. In 1991 the owners built a semi-detached building to house extra living and storage space. The design was in keeping with the original dwelling. Built on concrete slab foundations, it was also clad in weatherboard with a corrugated steel roof. On the interior, floor joists were left open to provide a feature ceiling. Initially a ladder provided access to the attic space although this was replaced later with a staircase (Wellington City Council, 1991).

Also in 1991, the older dwelling was replumbed, rewired and re-piled. Three dormer windows were added to the attic bedrooms to allow more light. By the end of the renovations, the downstairs included a library, family room, dining room, kitchen and bathroom. The dining room included the nineteenth century built-in dresser and 1925 coal range: “No space is wasted... Every inch is accounted for” (Evening Post, 1990).

The property was sold again in 1996, and in 1997 a new single-storey addition, designed by Sheryle Williams, was built at the rear of the dwelling to house a toilet, laundry and bathroom. Cover boards were matched with the existing and the design of the new extension echoed the original design (Wellington City Council, 1997). In 2000 a garage was added to the front of the property which echoed the dwelling’s aesthetic (Wellington City Council, 2000). In 2007 a free standing multi fuel burner was installed and in 2016 a woodburner was fitted into an existing brick alcove and chimney (Wellington City Council, 2007, 2016).

## Today

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From the street frontage, Willow Grove is a residential dwelling that retains the character of a mid-nineteenth century farmhouse. The current owner describes the dwelling as “sympathetically and carefully restored with respect to the period ... The rear additions have been built carefully to blend with the old” (Hawley, 2001). The extension and modifications do not significantly detract from the integrity of Willow Grove. Indeed, it is one of a few dwellings to survive the colonial era with its original character intact.

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## Photographs and Images



*Image of Willow Grove believed to be dated to the late 1880s (Hawley, 2001).*



*Looking south with the 1991 addition at the front of the image. The original dwelling sits behind the addition (Wellington City Council, n.d.).*





*Front elevation facing Parkvale Road (Hawley, 2001).*



*Rear western elevation. Note the buttery door to the right of image (Hawley, 2001).*





*North Elevation (Hawley, 2001).*





*In-built kauri cupboard (Hawley, 2001).*



*The kitchen fireplace with mantle and tiles (Hawley, 2001).*



*Dining room fireplace (Hawley, 2001).*

## Chronologies and Timelines

### Timeline of events, including modifications

1847	Section 39 purchased by Robert Hart.
1853	Ellis purchased part Section 39.
1854	Ellis family reside in Karori. Construction of dwelling likely between July 1853 and 1854.
1859	Possible construction of larger Ellis family dwelling or adjacent investment property. Ellis sold two acres and a three-roomed cottage.
1863	Ellis gained Crown Grant for part Section 39.
1865	Ellis house recorded on part Section 39.
1871	Edward Toomath purchased part Section 39.
1873	Charles Graham Christie purchased part Section 39.
1893	Dwelling leased, likely to Adolph and Alice Wickman.
1899	Graham subdivided part Section 39. Dwelling on Lot 8.
1899	Adolph Wickman purchased Lot 8.
1925	Osmond Disley purchased Lot 8.
1928	Disley subdivided Lot 8.
1928	David Walter McKelvey/McKelvie leased part Lot 8 (Willow Grove 15 Parkvale Road).
1950	David Walter McKelvey/McKelvie purchased part Lot 8.
1975	Walter Blitz purchased Lot 2.
1975	Concrete re-piling, re-wired, dormer windows added to 3 attic bedrooms.
1976	New owners purchased Lot 2.
1980	New owners purchased Lot 2.
1991	Semi-detached addition added for living and storage space.
1996	New owners purchased Lot 2.
1997	Addition to dwelling for new toilet, laundry and bathroom. Original outbuildings likely demolished.
2000	Garage erected.
2007	Free standing multi-fuel burner added.
2009	New owners purchased part Section 39.
2016	Woodburner installed into existing brick alcove and chimney.

### Occupation history

c.1854-1870      Thomas Ellis





1873-1893	Charles Christie Graham
c.1893-1925	Adolph and Alice Wickman
1925-1928	Osmond Disley
1928-1975	David Walter McKelvey

## Biographies

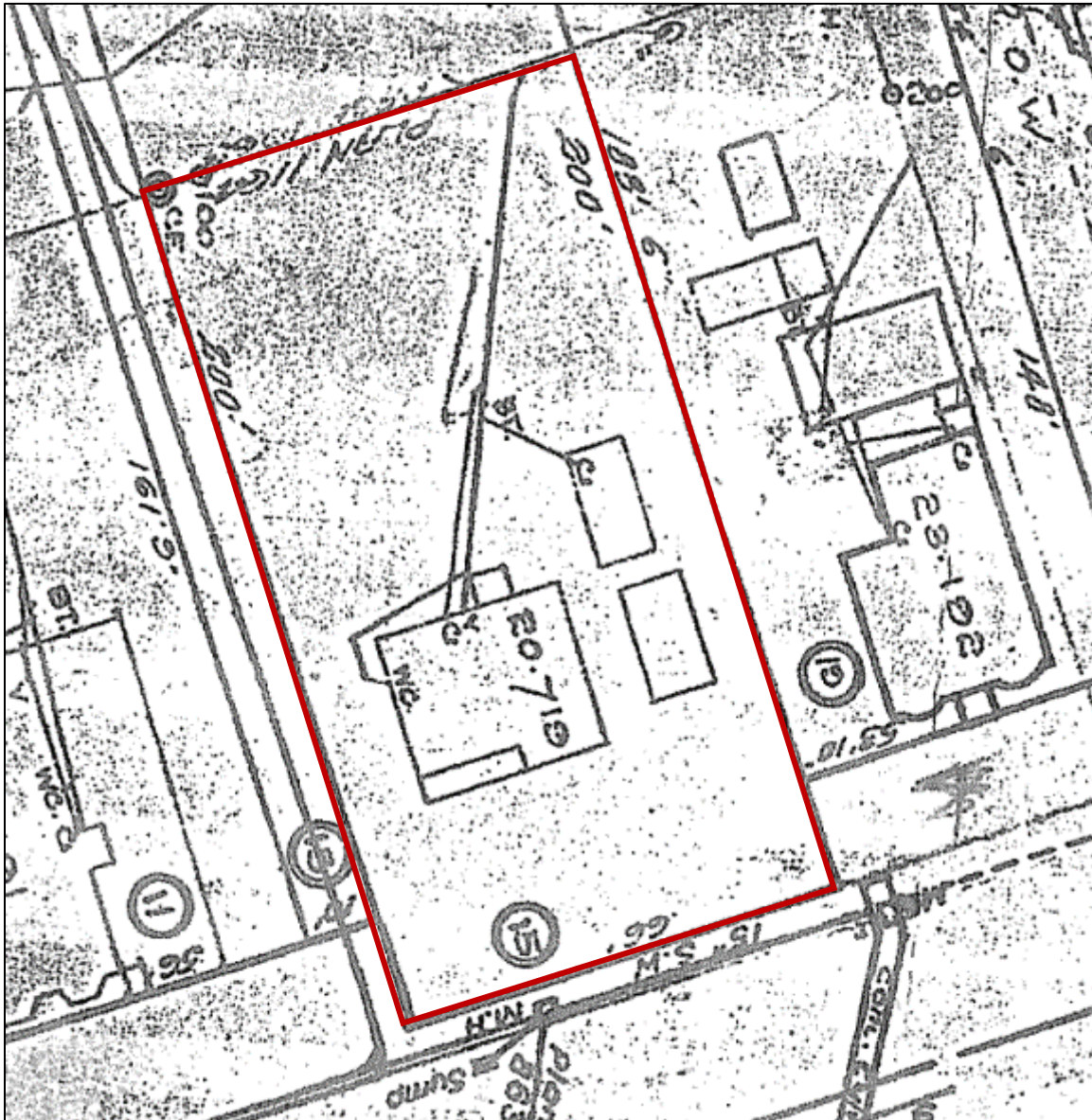
### **Charles Christie Graham (1835-1915)**

The following biography appeared in *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*:

*Mr. Charles Christie Graham, S.M., the Official Assignee, was born in Cupar, Fifeshire, Scotland, and educated at the Universities of St. Andrews and Edinburgh. He came to Australia in 1855, and carried on a large mercantile business in Melbourne in conjunction with his brothers. In 1866 he arrived in New Zealand, and took up a large sheep run on the Waitaki. Mr. Graham sat for Oamaru in the House of Representatives from 1869 to 1872, and afterwards on removing to the North Island, he represented Rangitikei in the Provincial Council of Wellington, and was Chairman of Committees. He was a member, and secretary of the Wellington Education Board, and also secretary of Wellington College Board of Governors. In 1878 Mr. Graham was appointed Town Clerk of Wellington, and five years later became Official Assignee in that city, with jurisdiction over Napier, Nelson, Marlborough, and Westland and in 1893 was transferred to Dunedin (Cyclopedia Company Limited, 1905).*

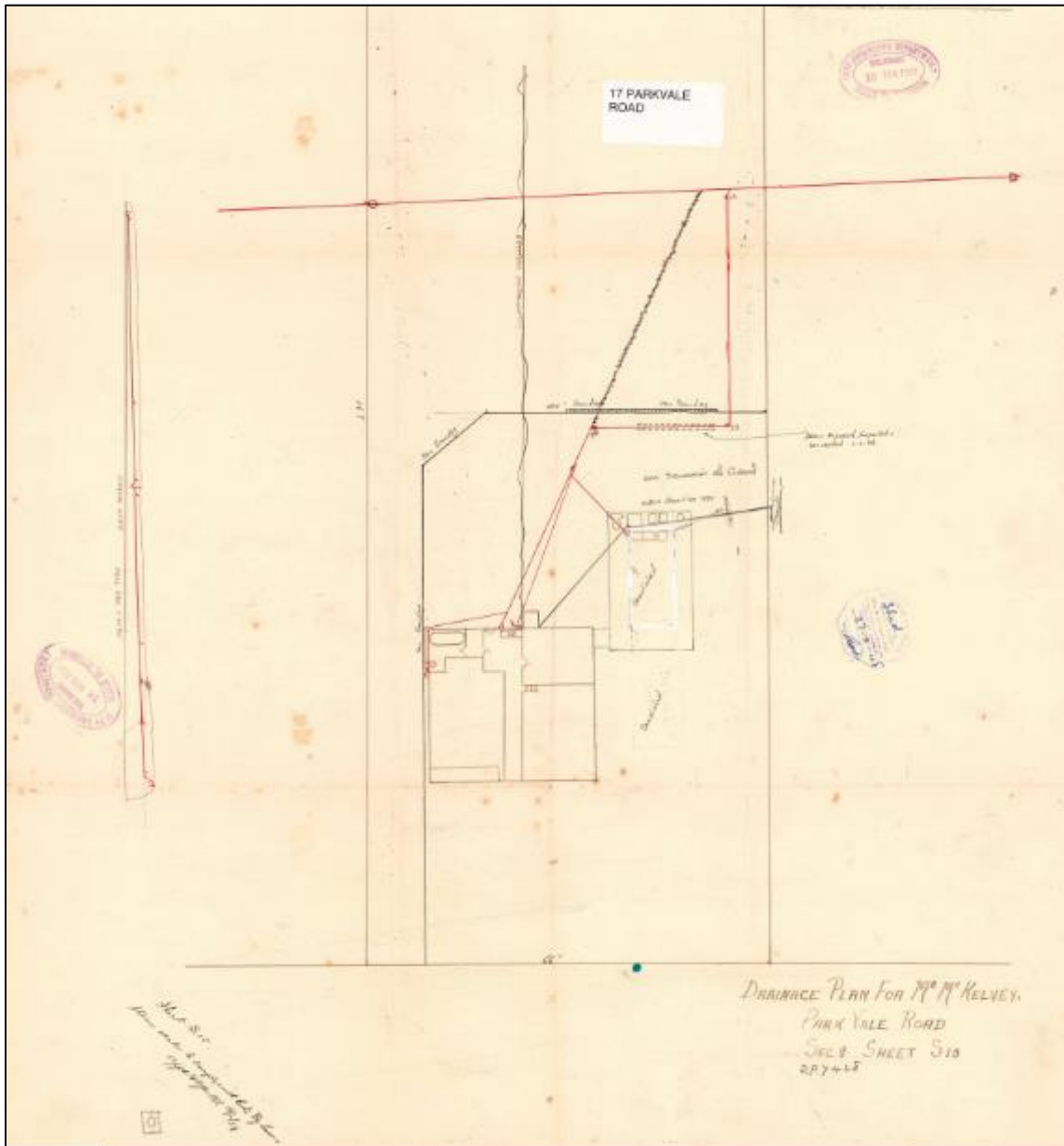


## Plans and Elevations



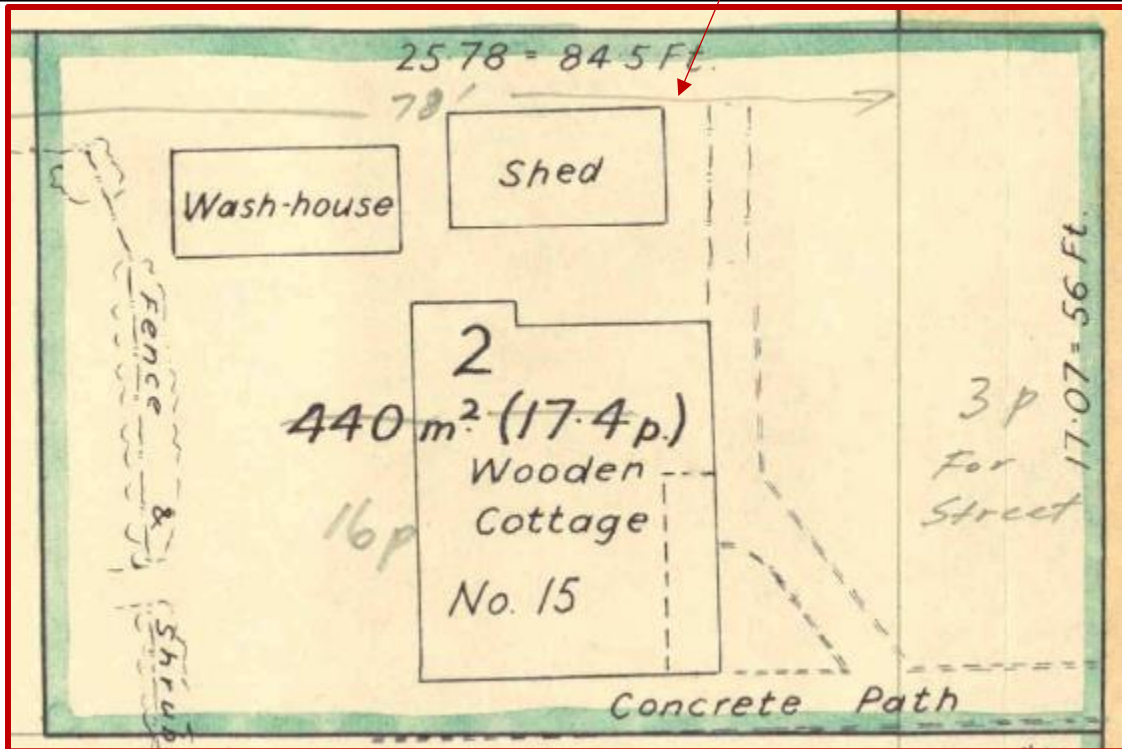
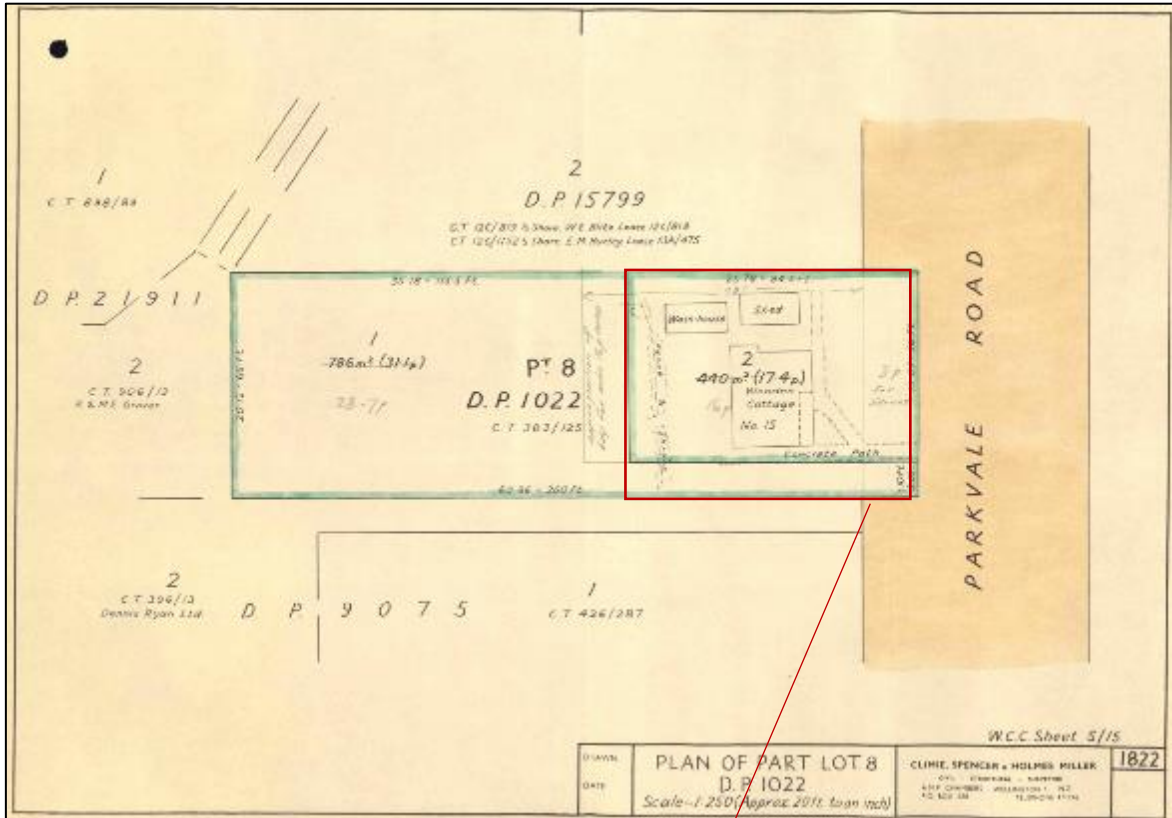
Detail from an undated Wellington City Council drainage plan (Hawley, 2001).





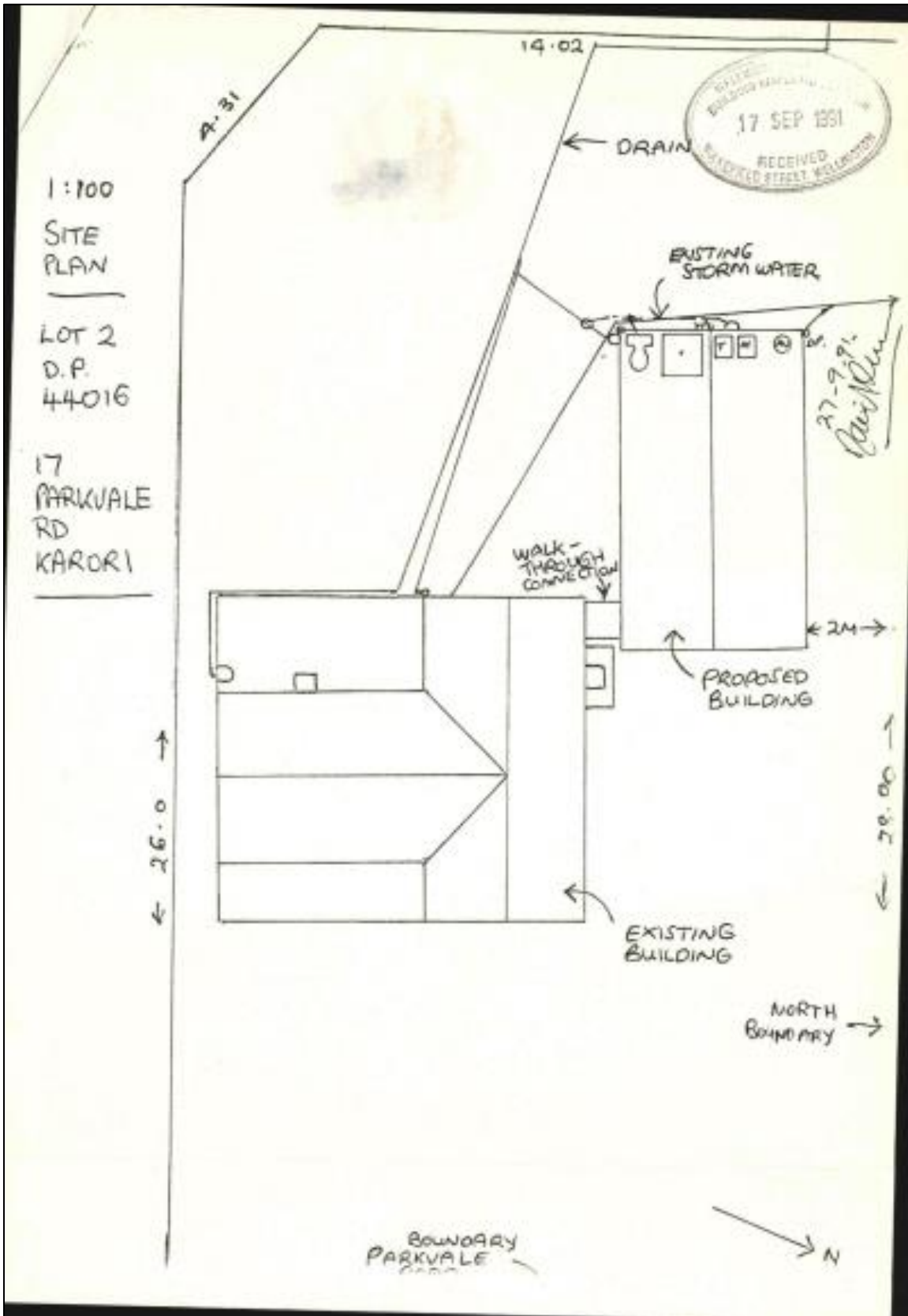
Drainage plan produced for David McKelvey with notes relating to the 1991 addition and showing the washhouse will be demolished (Wellington City Council, 1929).





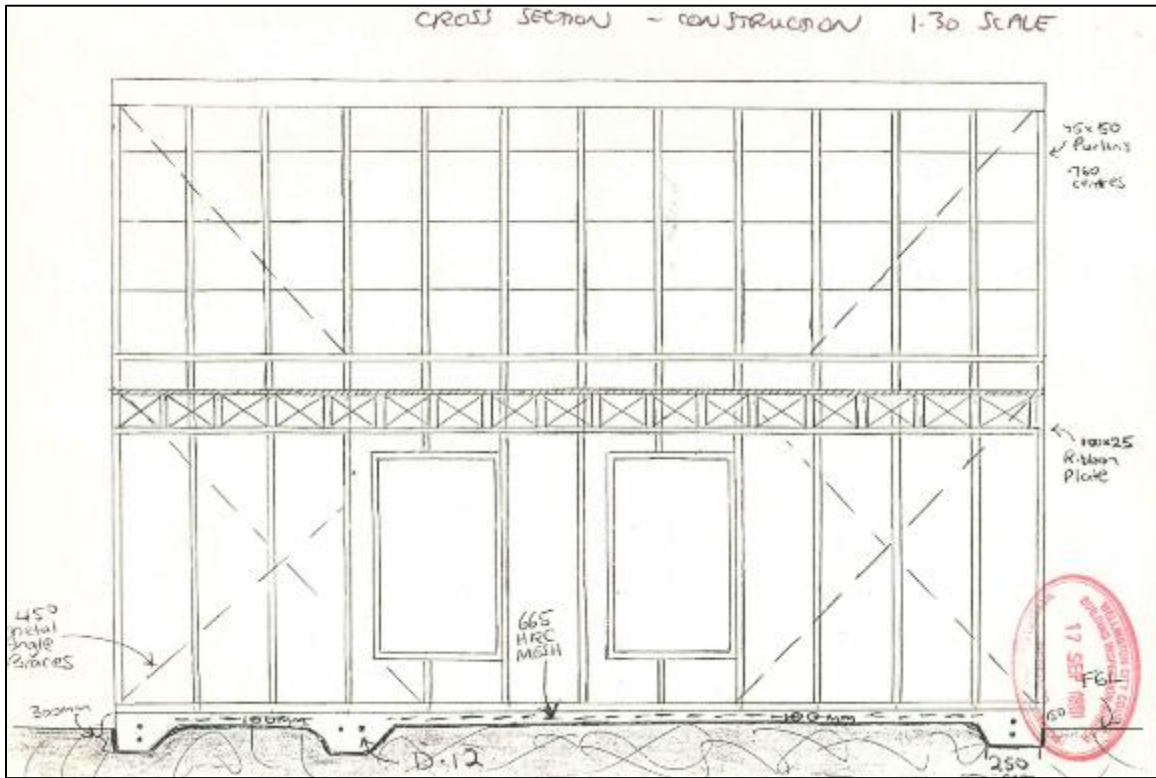
Draft Plan of subdivision, 1975, with detail of dwelling (Wellington City Council, 1975a).



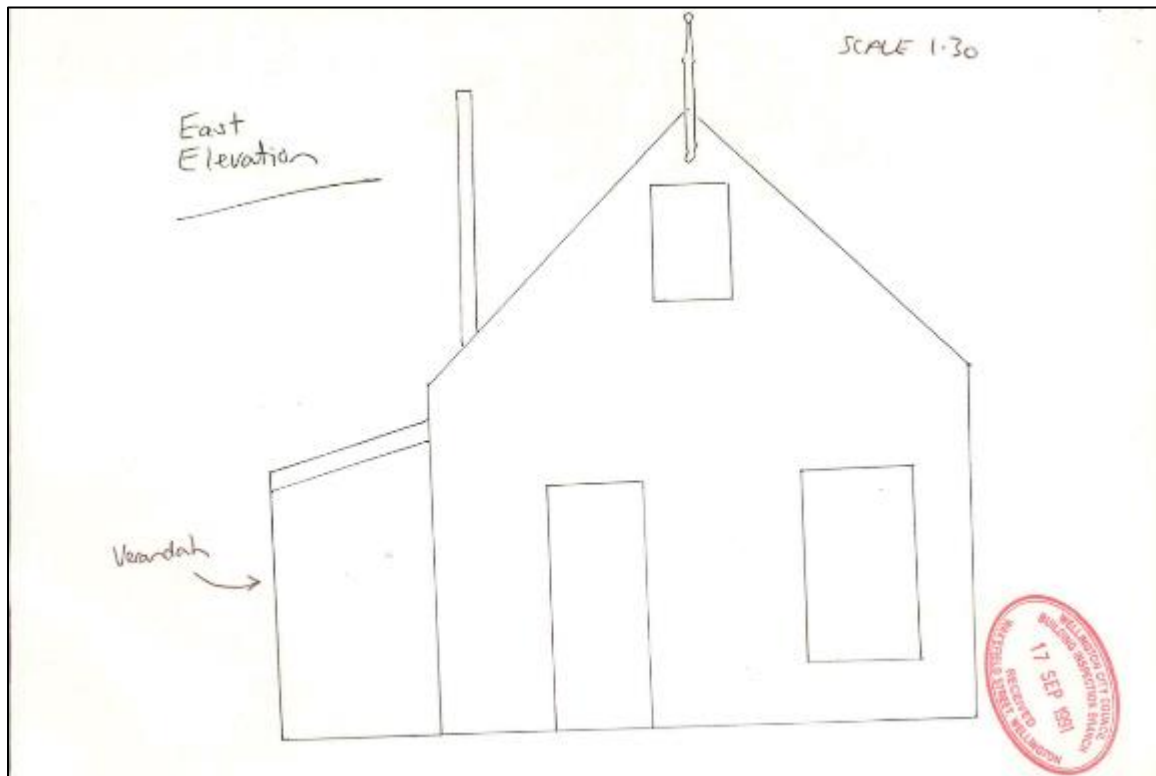


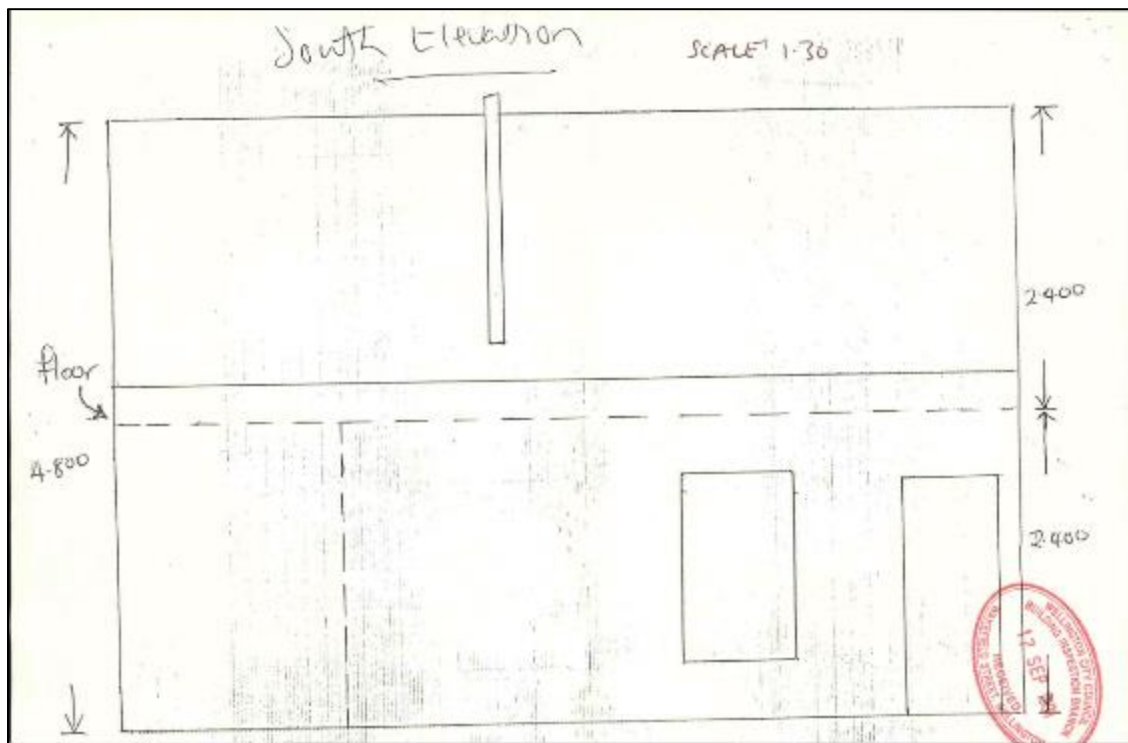
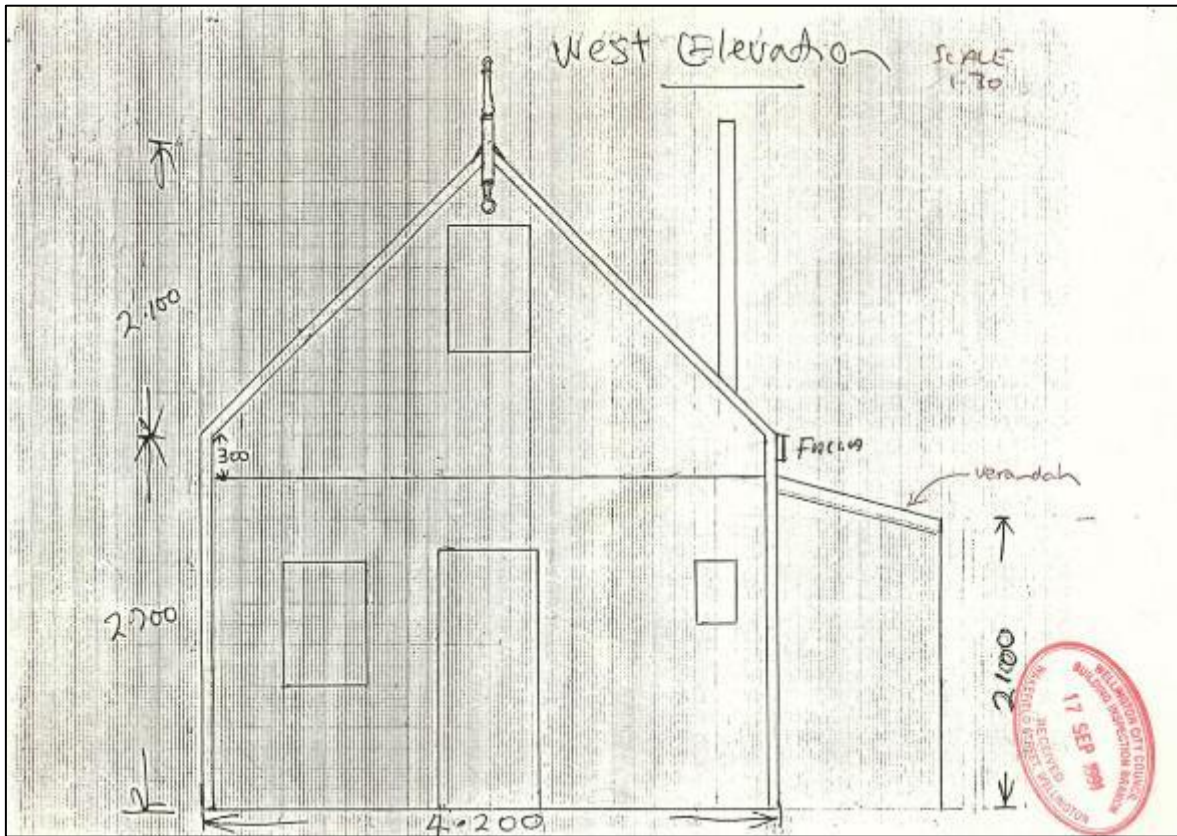
Site plan for 1991 addition (Wellington City Council, 1929).

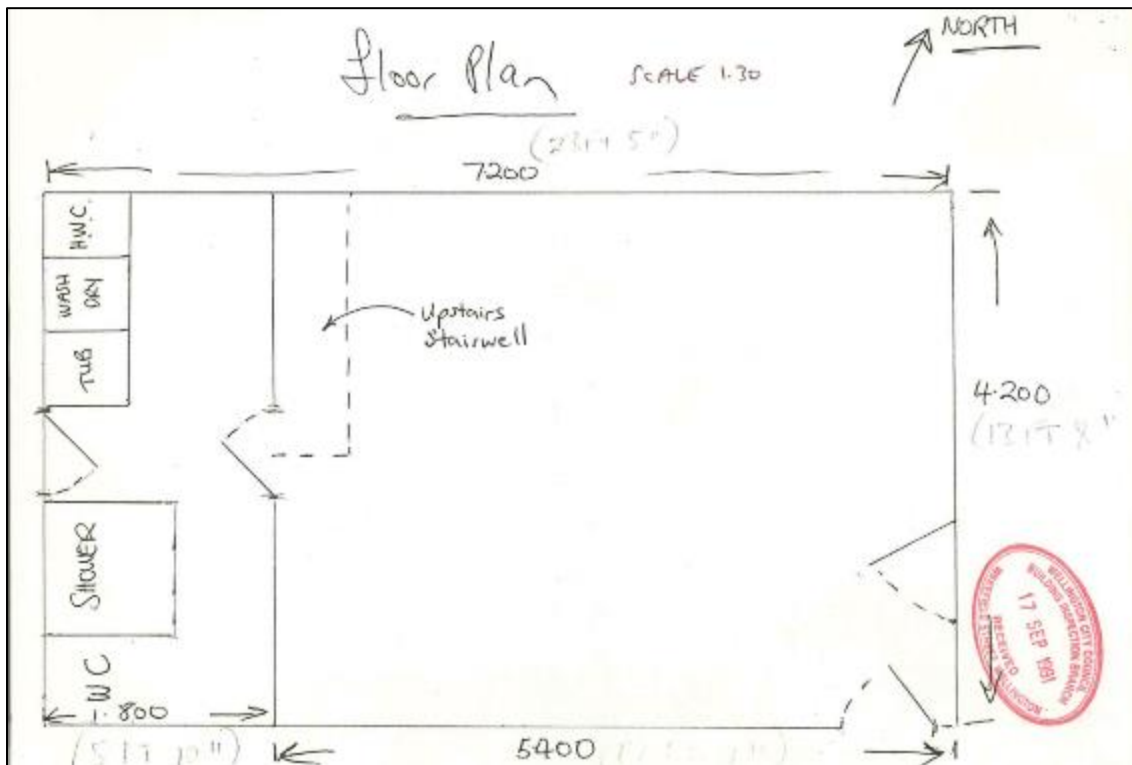
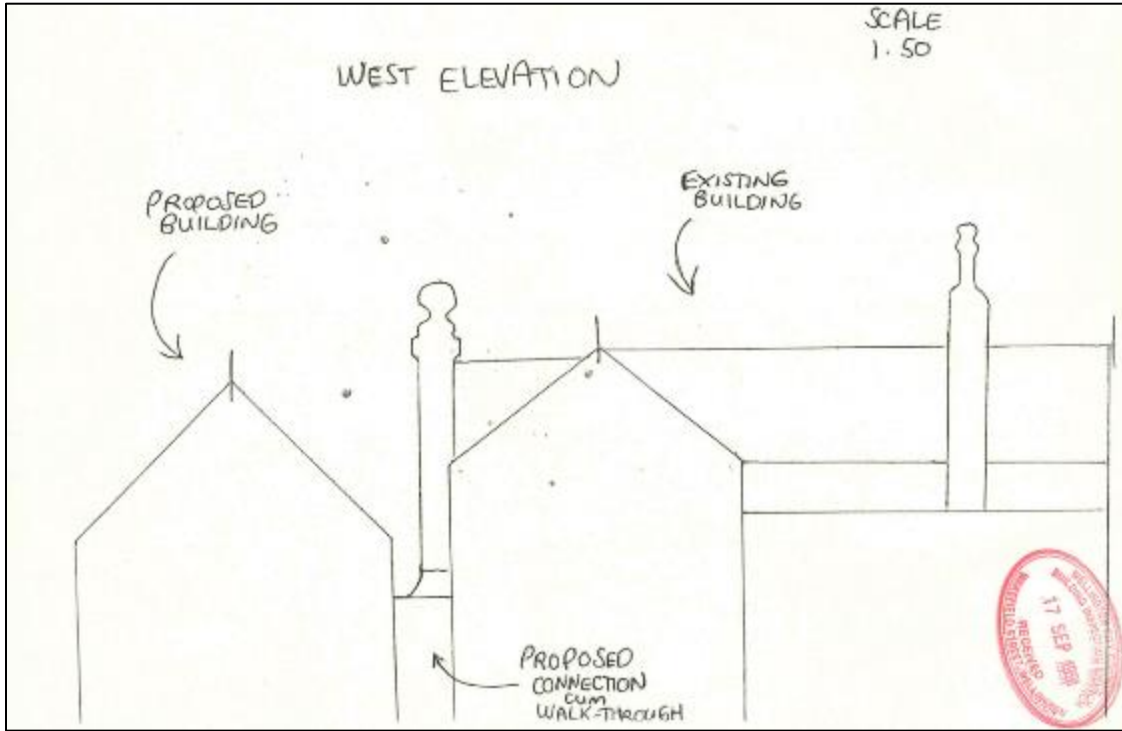




Cross Section plan of the 1991 addition (Wellington City Council, 1991).



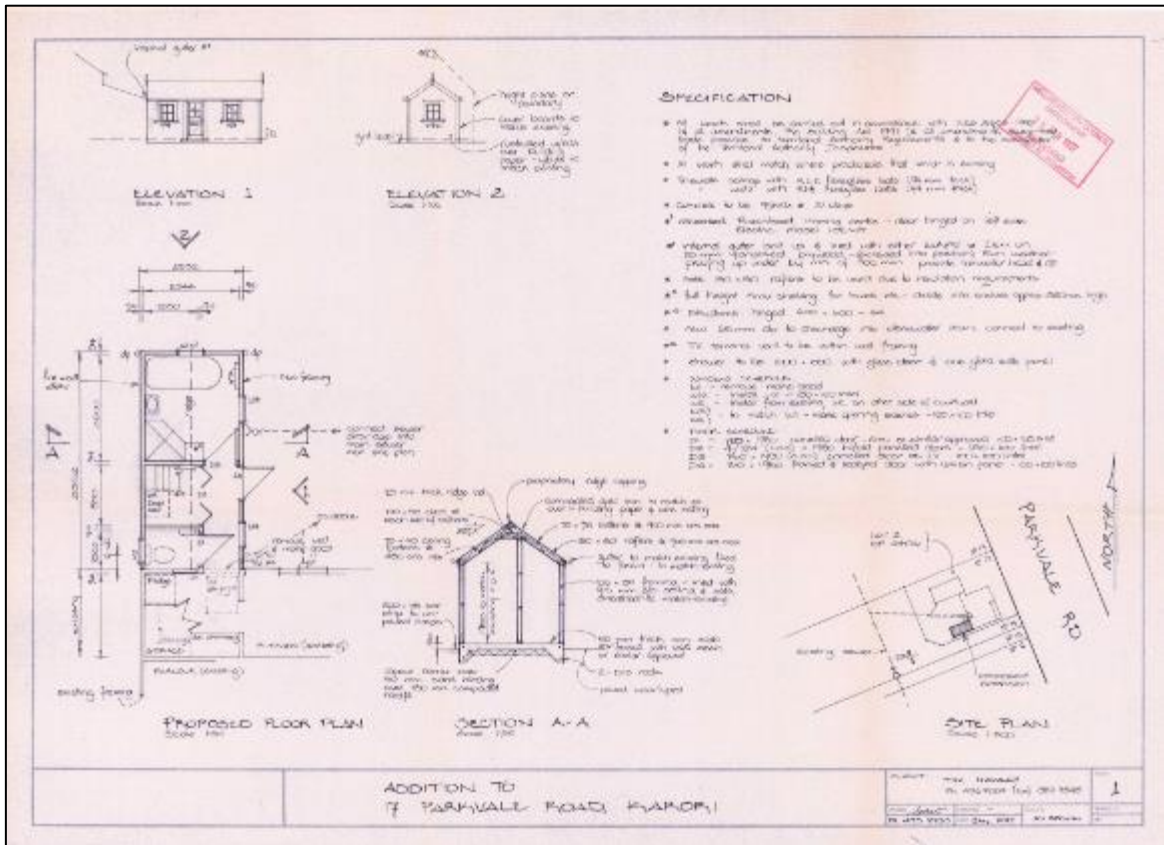




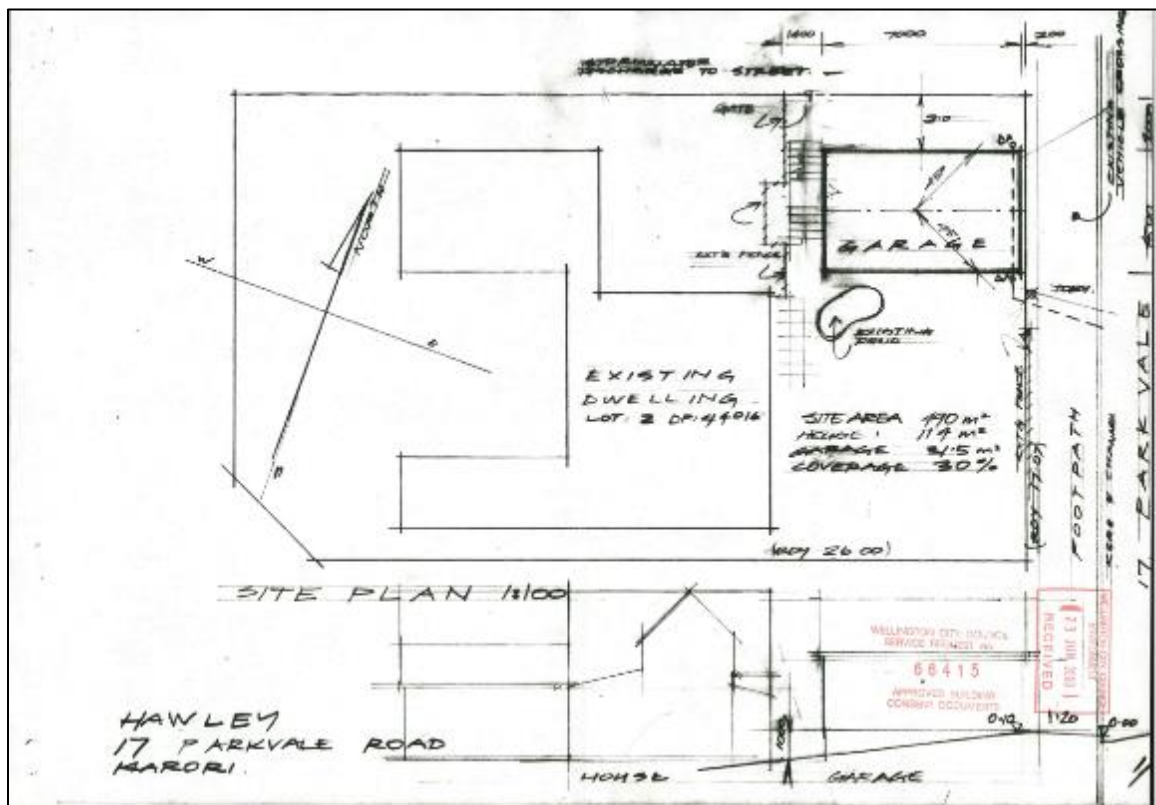
Plans for the 1991 addition (Wellington City Council, 1991).





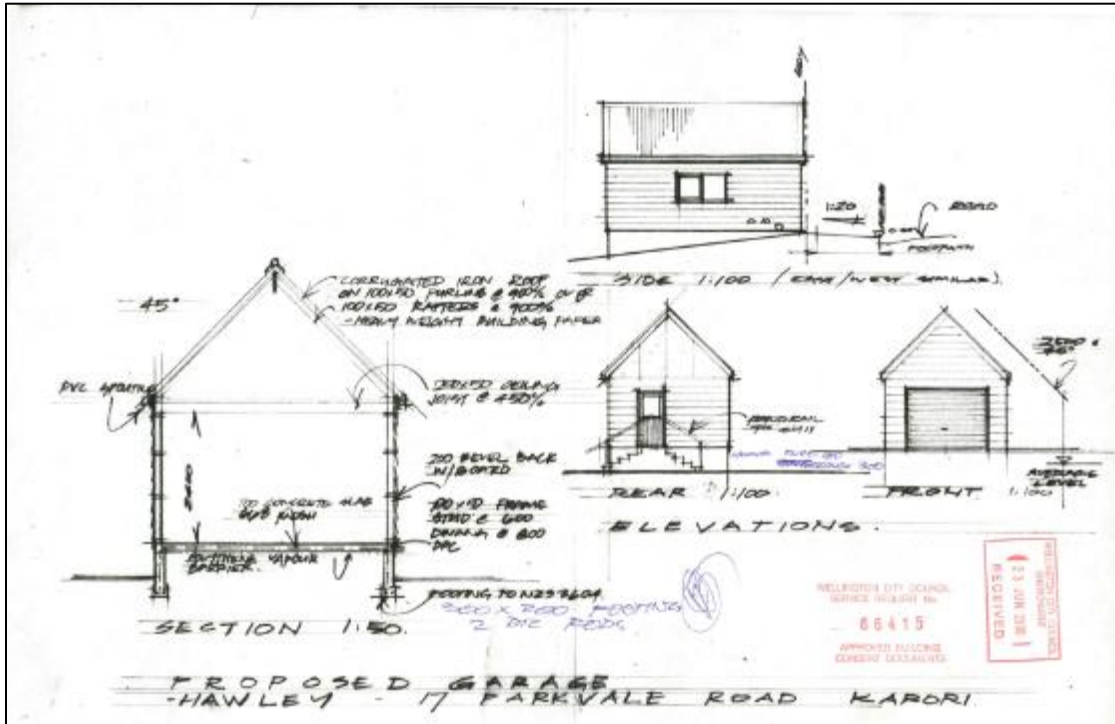


Plan of rear addition 1997 (Wellington City Council, 1997).



Site plan as it appeared in 2000 (Wellington City Council, 2000)





Plans for new garage, altered to include a dormer window (Wellington City Council, 2000).





Floor plan of the ground floor of the original dwelling, 2016 (Wellington City Council, 2016).

## Physical Description

### Setting – geographical / physical context

Karori or Kaharore translates as ‘the ridge for snaring birds’ and occupies a large, elevated valley in the hills to the west of Wellington city. It is about four kilometres from the city centre and is one of New Zealand's most populous suburbs, with a population of 15,660 in June 2021. Karori has always been renowned for its birdlife and its close proximity to the Zealandia sanctuary ensures this tradition continues. Although Karori is no longer bush clad, it is in close proximity to dozens of tracks through native bush and through Johnston Hill Reserve, the Skyline Walkway and Makara Hill (Karori Historical Society, 2022; Wellington City Libraries, n.d.)

### Buildings or structures

17 Parkvale Road includes the c.1850s house with substantial (but well-considered) additions that date from the 1990s, and two-storey garage built in 2000 with an attic space.

The nineteenth century dwelling is a T-plan cottage with lean-to infill at the rear and has bedrooms in the attic space. The house was constructed using plain lapped weatherboards with corner boards and features a steeply pitched corrugated steel (modern) roof cladding, and with gabled ends and finials. A straight roofed verandah with timber fretwork extends along the front façade. Double hung sash



windows are original while dormer windows are a more recent addition from the 1970s. The kitchen's "buttery door" is a notable feature. A modified chimney and timber picket fence remain. The house's earthenware well also remains under the rear courtyard although the sailing ship mast which graced the front lawn from 1925 has since been removed.

The 1997 single-storey addition to the west of the house includes a bathroom and laundry. While a substantial two-storey addition to the north of the house was built in 1991. The additions and new buildings have been carefully designed to reduce the impact of the new works on the nineteenth century house which has had very few obvious external alterations since the early twentieth century (with the notable exception of the dormer windows).

Viewed together, the nineteenth century house, along with the later additions and garage, are a pleasant group of small vernacular buildings constructed over a 150-year time period.

While the interior was not inspected, it was described in 2001 as retaining many original features. The nineteenth century house is said to have two principal living rooms that occupy the ground floor, with a narrow internal staircase that leads to bedrooms in the attic space. Internal features that are either original, or date from the nineteenth century, include the coal range, chimneys, fireplaces, attic bedrooms and native timber joinery, including kauri cupboards. Recent renovations of the ground floor parlour revealed that the original sarking was inscribed with the names of ships and their officers.



*Diagram to show the phases of construction for Willow Grove.*



## Materials

- Native timbers including some kauri items
- Weatherboards
- Corrugated mild steel roof cladding
- Concrete piles (1980s)

## Archaeological sites

The site of Willow Grove, Lot 2 DP 44016 (RT WN28D/37), has potential to be an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014 given its pre-1900 construction. It has not been recorded under the NZAA Recording Scheme Archsite.

## Setting – surroundings / site description

Willow Grove sits on a relatively flat and generally rectangular section, approximately 400 square metres in size. The overall floor area of the buildings on the site is about 170 metres square. The nineteenth century house sits in a small garden setting, and is set back from the street frontage. There are good views of the hills encircling Karori from the house. A picket fence separates the street from the garden, and part of the front garden is laid out on road reserve. Although the Karori Stream appears to run along the northern boundary of the property, it is now enclosed in an underground culvert.

On the street front a modern garage, with an attic floor, is designed to echo the dwelling's aesthetic. The extensions to the house are largely hidden at the rear. A driveway runs along the southern boundary of the property to a 1970s dwelling on what was originally part of the dwelling's rear section.

Both sides of Parkvale Road are lined with dwellings: some modern and some dating to around the 1930s and 1940s. The southern edge of the road backs on to the small Karori shopping centre and retail new-builds.

## Comparative Analysis Summary

Willow Grove forms part of a small group of extant houses built in Karori in the 1850s and 1860s. Stephen Lancaster, a contemporary of Thomas Ellis, was involved with each of the three houses. He would become a prominent Wellingtonian and Karori's first mayor. Brookfield (223 Karori Road), the earliest of the group, was built in 1843; Glendaruel (316 Karori Road) was built in the early



1850s; and Chesney Wold (372 Karori Road) was Stephen Lancaster's second home and built in the 1860s.

The houses are historically significant in part for their association with prominent early citizens. While Willow Grove was connected with the prominent Judge Graham, Glendaruel was home to the Colonial Architect, Pierre Finch Martineau Burrow, around the mid to late 1870s. Chesney Wold was home to the Beauchamp family between 1893 and 1938 and Katherine Mansfield spend her formative years there.

All houses in the group were once small farms. Over time the land areas were subdivided until each house was left on a residential lot. Today, not only has the rural setting been lost but the streetscape values of Glendaruel and Brookfield are much diminished. Chesney Wold and Willow Grove still contribute to townscape values, but Willow Grove contributes a more original aesthetic.

All the houses have gained additions. Chesney Wold has been significantly altered since the time of its construction, and since the time that Katherine Mansfield's stories detail. In 1901 it was converted into an Italianate mansion style. It was incrementally added to over the next half century, until in 1969, it was converted into four flats. Interest in the Mansfield legacy saw a partial restoration undertaken in the mid-1980s.

Glendareul has also been significantly extended although the original form of the house is still readable, particularly in the attic space. Brookfield was altered and added to in the 1860s and during the twentieth century. It no longer has the obvious aesthetic of mid-nineteenth century dwelling.

While Willow Grove has also been extended this has been carried out in such a way that the original dwelling is still largely intact. The extension at the rear does not significantly compromise the dwelling's integrity and the 1991 addition was added in such a way so as to appear an almost separate dwelling. Perhaps more than any other of Karori's old homes, it retains the aesthetic of an 1850s dwelling.

## 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.**

Willow Grove was built by Wellington's earliest European settlers and has **regionally significant historic** values. It is associated with several important historical themes including the immigration of early colonists 1840-1869, and Wellington's colonisation settlement patterns.

The house also connects to various themes on a **local** level for its association with nineteenth century small dairy farming, and farming techniques. It is testament to land clearing, the development of roads, and the story of suburban expansion and residential subdivision

**(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**

Willow Grove was associated with politician and magistrate Charles Christie Graham. He held a number of important posts in the developing colony, including Official Assignee of the Bankruptcy Court. Willow Grove was the Graham's family residence for twenty years. There is also anecdotal evidence that Katherine Mansfield spent time at Willow Grove. For these associations, Willow Grove has **some** value in its connection to people who made contributions on a **national** and **international** level.

**(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.**

Willow Grove provides an understanding of the design and use of dwellings erected by Wellington's early colonists. It also demonstrates the subdivision of rural lots and



the conversion of small farms into residential suburbs. Willow Grove has **significant** social value by providing insight into everyday experiences of the past in the **region**.

***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.***

Willow Grove is a pre-1900 residence. The section which it occupies is therefore a site of pre-1900 occupation. 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***

Willow Grove has **significant** architectural value as a highly intact example of a 1850s house built by one of Wellington early settlers. Despite additions in the 1990s, and the addition of a garage in c.2000, the exterior of the nineteenth century house is clearly identifiable and is relatively unchanged. For these architectural values, Willow Grove is 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.***

Willow Grove is a **significant local** landmark as one of the last remaining buildings that date from the early years of the settlement of Karori and Wellington city. The house is visible from the street, and contributes to the streetscape values of Parkvale Road.





**(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.**

There are a small group of houses linked to the early development in Karori. These include Glendaruel (316 Karori Road) and Chesney Wold (372 Karori Road) and Brookfield (223 Karori Road). For this reason, Willow Grove has **some local** group value.

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

Willow Grove has been enclosed by houses as Karori developed and is now adjacent to modern retail buildings. The house has lost much of its open rural context. However, its orientation to Parkvale Road reinforces the road's long history as part of the Park Vale settlement and subdivision. The neat front garden and picket fence, and carefully designed additions and new buildings, contribute to the historical character of the house. For these reasons there is **some local** value in Willow Grove's immediate 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.**

Unknown, but the building is a very good example of a c.1850s timber dwelling with a high degree of integrity. It was constructed in materials, and using techniques, that were common to the period, yet extant examples are now rare. A detailed physical inspection of Willow Grove 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.**

Built in the 1850s, possibly as early as 1853/1854, Willow Grove still has much of its original fabric despite twentieth century additions. The form and footprint of the original house is intact. Hand-sawn weatherboards and timber fretwork around the verandah also remains. The high standard of craftsmanship is still visible, even on the interior, and provides an example of **regional** construction skills during this early period of the development of Wellington. Despite additions there appear to have been very few alterations other than the addition of dormer windows and wall linings. Willow Grove, then, retains a **high degree** of integrity which is significant **nationally** given that few residences 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.**

Willow Grove is historically significant for its long connection and historical association with the Wellington suburb of Karori. The land on which it is located was one of the earliest settled plots in Karori and has been occupied since 1853/1854. It therefore has **high** historical value due to its age and is one of the **oldest** remaining houses in Karori.

**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.**



While much of the early development of Willow Grove was not determined, it has been identified in local publications as a house which is important to Karori. If the dwelling was destroyed, this would cause a sense of loss within the community. For this reason Willow Grove has **significant local** 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***

Now that Karori is an urban settlement in relatively close proximity to the central city, Willow Grove is **regionally significant** as a testament to the early rural days of the Karori settlement. Few houses remain which document Karori's early development, and Willow Grove presents a relatively unmodified mid-nineteenth century cottage within the townscape.

***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.***

Willow Grove has outstanding **significance** on a **national** level as a rare and intact example of the early period of Wellington settlement. There are few 1850s dwellings remaining that date to such an early period, fewer still that retain a largely unmodified exterior, and a small number indeed that retain such a high degree of interior integrity.

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

Willow Grove dates to the 1850s and one of the **oldest** houses still extant in Wellington. It is a **fine example locally** of the early settlement of Karori and is a testament to the changes over the course of the nineteenth century which saw small farms increasingly subdivided into residential lots.



## Recommendations

Willow Grove meets the threshold for eligibility as a Historic Heritage Building and is recommended to be added to the District Plan Schedule of Historic Items. The dwelling has significant **historic, architectural** and **social** values, which relate in particular to its age, rarity and integrity. These contribute to our understanding of the development of the Karori and the wider region. In particular, Willow Grove contributes strongly to townscape values for the place it holds amongst its surroundings. Overall, Willow Grove is assessed to have **significant historic heritage values** at a **regional** level.

### Other recommendations:

It is also recommended that Willow Grove is nominated for inclusion on the Heritage New Zealand Pouhere Taonga List/Rārangi Kōrero.

## 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 Willow Grove thereon. It is also recommended that the view of the front elevation remains unobscured from Parkvale Road.

### Non-heritage fabric / exclusions

The 1991 and 1997 additions and garage should be excluded from the extent of the scheduled heritage building. They should instead be considered “non-scheduled buildings on the site of a heritage building or structure”.

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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, Deeds register and Gazette notice information



## Appendix 1 Comparative analysis

Early dwellings in Karori				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Chesney Wold	372 Karori Road	Wellington City Council District Plan 11/169	 <p><i>Chesney Wold (on the right) as it appeared in 1870. His original house (on the left) more closely resembled the existing character of Willow Grove (Unknown, 1870).</i></p>  <p><i>Chesney Wold, c.1901(Unknown, 1901)</i></p>	<p>Chesney Wold was the second home of Stephen Lancaster, contemporary of Thomas Ellis, built in 1866. His first home, built in 1859 more closely resembled the architecture of Willow Grove. Not only significant for its early construction date, Chesney Wold is also linked with several people of historical interest as Lancaster became a prominent Wellingtonian and first Mayor of Karori. The house was also leased between 1893 and 1898 by Harold Beauchamp, Katherine Mansfield's father. Her short story "The Doll's House" is set there. Chesney Wold is part of a group of early Karori houses. While originally Chesney Wold's design and form closely resembled that of Willow Grove, it has been significantly altered from the time of its construction, and</p>

				<p>since the time that Katherine Mansfield's stories detail. In 1901 it was converted into an Italianate mansion style. It was incrementally added to over the next half century, until in 1969, it was converted into four flats. Interest in the Mansfield legacy saw a partial restoration undertaken in the mid-1980s. Like Willow Grove, it was once part of a large area of land which has since been subdivided (Wellington City Council, 2017).</p>
<p>Brookfield</p>	<p>223 Karori Road</p>		 <p><i>Detail from a view of Karori showing Brookfield (Unknown, 1909).</i></p>	<p>Brookfield is likely to be the earliest home still standing in Karori. An early 1843 plan of Section 36 clearly marked "Mr Hair's House" as already on site. Like Thomas Ellis, James Hair was a farmer but little else is known of him. At the time of the home's sale to the Sewell family, it was described as timber with a shingle roof. The house was added to in the 1860s. In the 1880s the farm was purchased by Stephen Lancaster and the area around it, like Willow Grove, was subdivided and sold. A small portion of the house at the rear was demolished to facilitate subdivision in 1923. Like</p>



			 <p><i>Street view October 2022.</i></p>	<p>Willow Grove the original form is still readable. Owners of the house during the 1970s remarked that an inspection of the attic area revealed the original extent of the home and later alterations (National Library, 2022a; The Karori Historical Society, 1974). Although built earlier than Willow Grove, the house has less townscape value as it is largely hidden from the street, down a bank, and obscured by two modern garages and a high fence.</p>
<p>Glendaruel</p>	<p>316 Karori Road</p>	<p>HNZPT List No. 1365, Category 2</p>	 <p><i>Glendaruel (Heritage New Zealand Pouhere Taonga, 2006)</i></p>	<p>Glendaruel is house that may date to the 1850s, and is one of the oldest pit-sawn timber dwellings remaining in Wellington. The land on which Glendaruel is located was first occupied by Daniel Wright, who first appears in the Wellington Jury Lists in 1851. Like Ellis, Wright was a farmer. He died in 1856 and his will recorded the existence of a dwelling and stables on the land. This was likely Glendaruel, but the original dwelling may have been replaced. Later renovations uncovered part of a newspaper dated 1874, which confirms the building was erected by this date. Glendaruel is associated with Stephen Lancaster, who purchased the</p>



			 <p><i>The approximate position of the original dwelling is outlined in red (Wellington City Council, Wellington Maps/OneMap, October 2022)</i></p>	<p>land for subdivision in the early 1870s, and the Colonial Architect Pierre Finch Martineau Burrows, who leased the dwelling in 1877. In 1878, a sketch of the dwelling featured in an auction advertisement with Burrows' name underneath. In 1907, following Lancaster's death, the dwelling was sold and described as six-roomed. In the 1930s an extension to the rear of the original dwelling was demolished and significant additions were made. Since then, the house has remained largely unchanged (Heritage New Zealand Pouhere Taonga, 2006) .</p>
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## Appendix 2 Wellington Thematic Heritage Study 2013

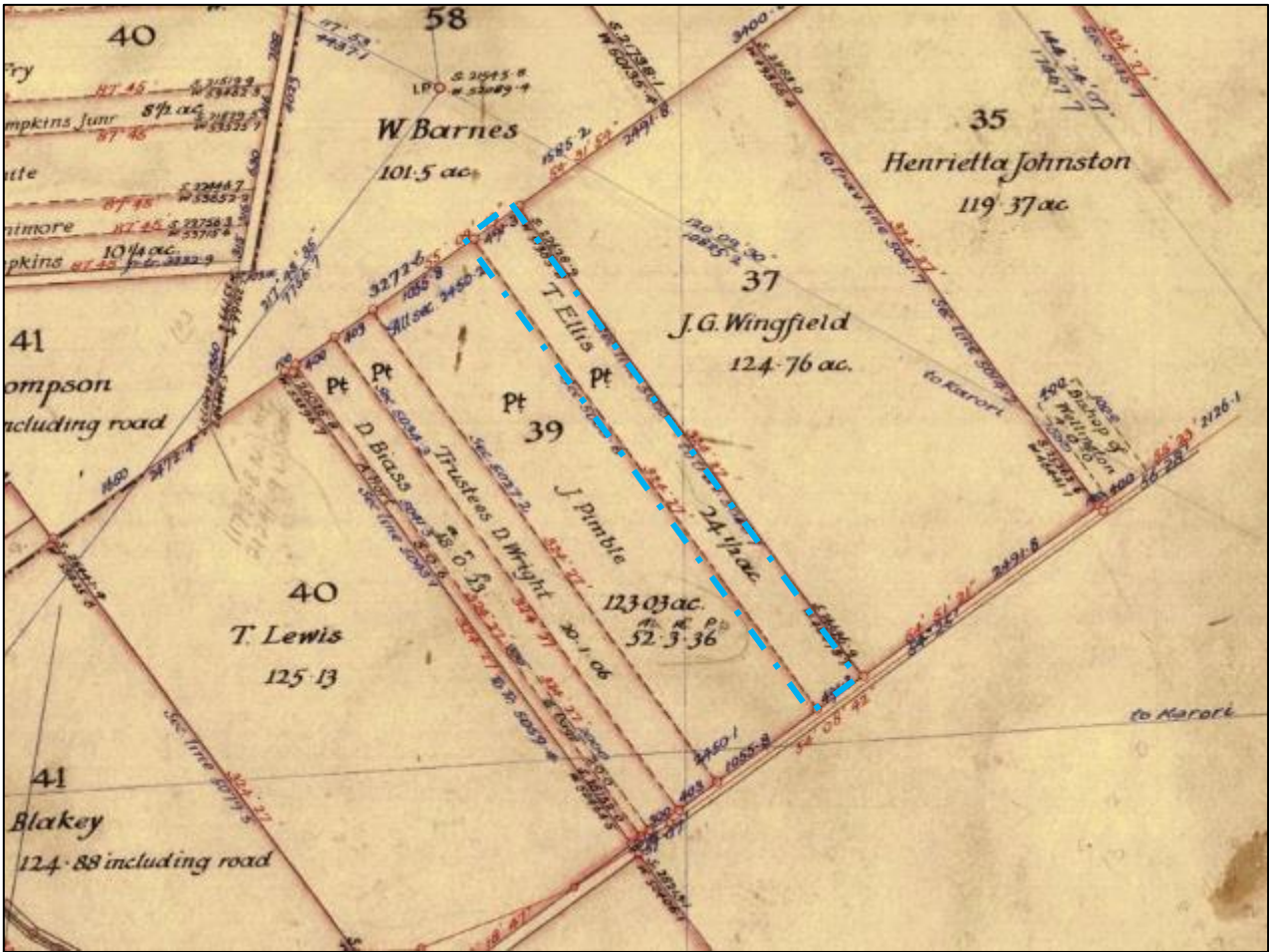
Refer to the Wellington Thematic Heritage Study 2013

<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
<b>A</b>	<b>MIGRATION/ IMMIGRATION</b>	
<b>A1.3</b>	<b>Early Colonists 1840-1869</b>	
A1.3C	Houses and Cottages	Yes
<b>A2</b>	<b>Settlement Patterns</b>	
<b>A2.2</b>	<b>Colonisation</b>	
A2.2A	NZ Co. survey (Mein Smith)/ town and country acres	Yes
A2.2F	Housing	Yes
A2.2G	Roads	Some

## Appendix 3 Supplementary images

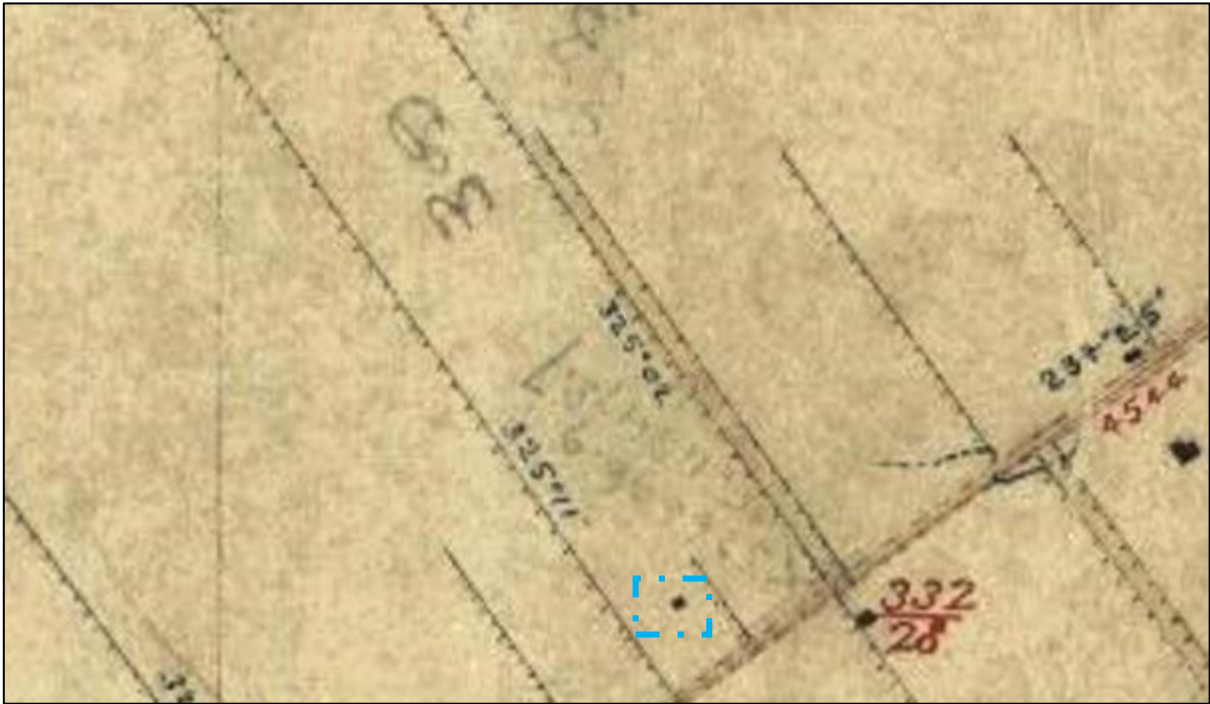
### Survey Plans



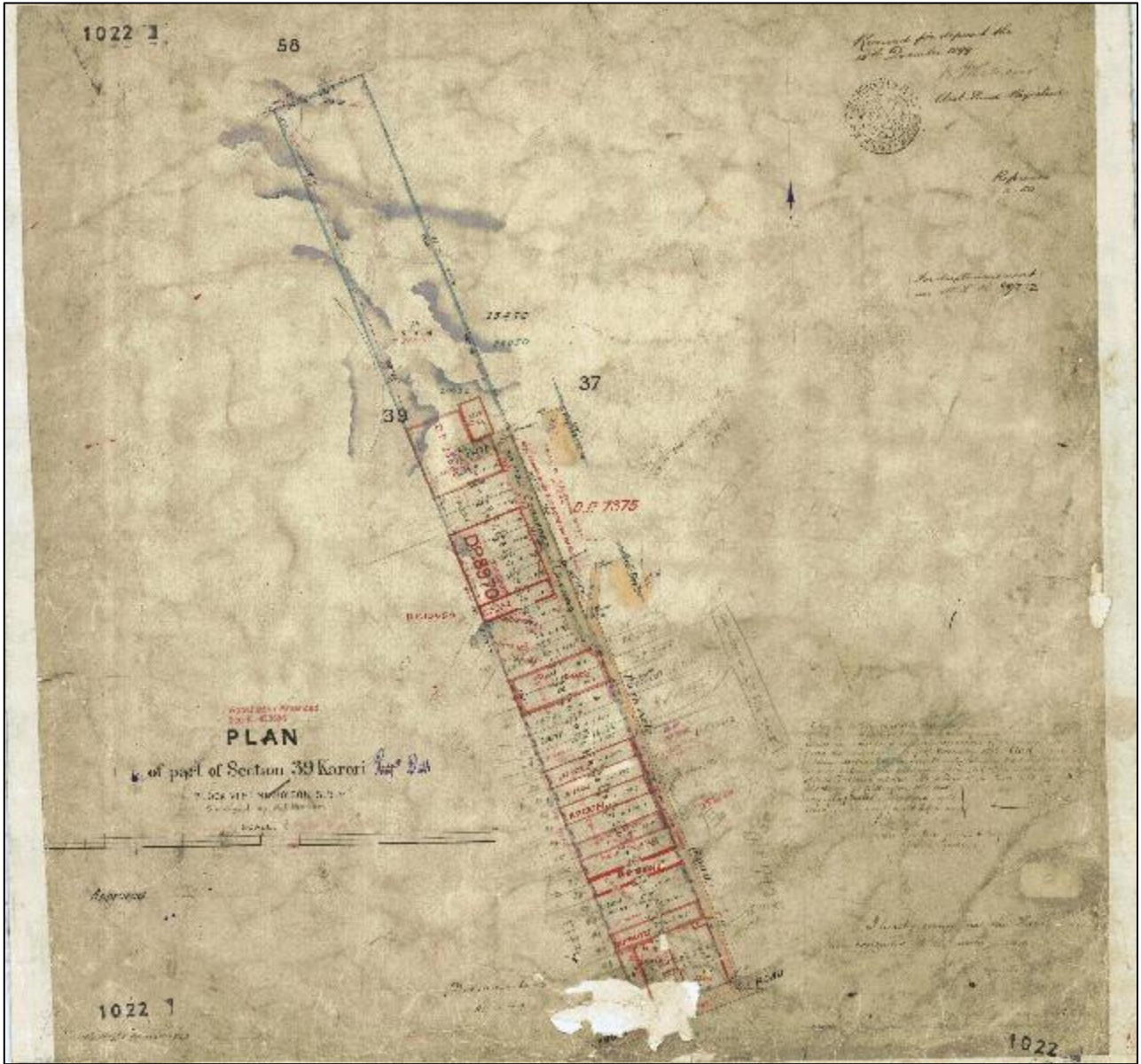
Detail of Survey plan SO11132, reproduced 1951, originally 1853? Thomas Ellis' land is outline in blue.





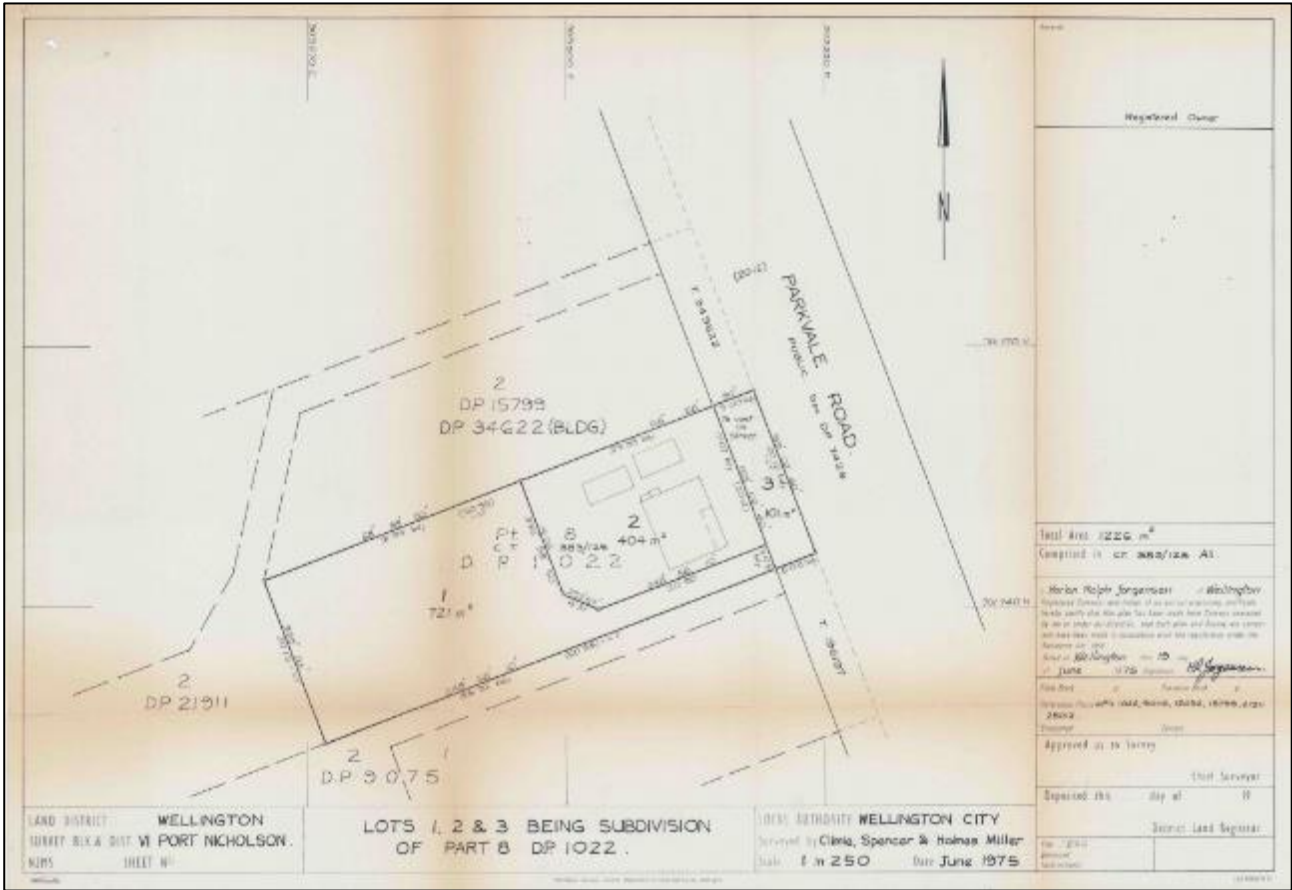


*Detail from Survey Plan SO1163, c. 1873. The black dot outline in blue is Willow Grove.*



Survey plan DP 1022 showing the subdivision of Part Section 39, 1899.





Final plan of subdivision (Wellington City Council, 1975b).



## Illustrations

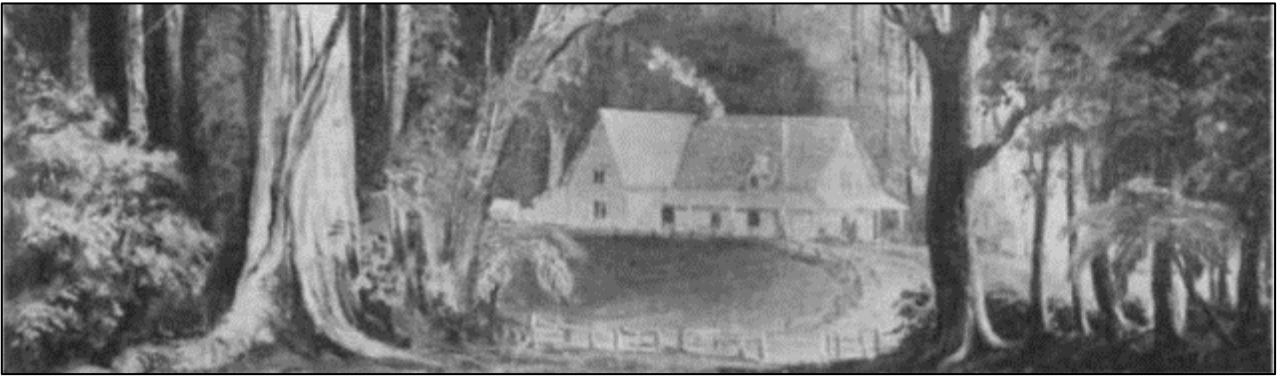


*"Wellington. on the Karori road. a specimen of the red pine about 6 or 7 feet diameter such as is frequently met with in clearing land."* (Fox, 1842).



1843 Illustration of "Old Karori Road" showing Mr Brees' cottage on the left. Note the architecture of the 1840s cottages (Unknown, 1843).





*Homewood, Karori, 1859, home of Judge H.S. Chapman. Note the similarity of architecture to Willow Grove (Chapman, Frederick R., 1849).*



*378 Karori Road, first home of Stephen Lancaster built in 1859. Note the similarity of architecture to Willow Grove (Unknown, 1860).*



*Images of Charles Christie Graham and wife Jemima, and a family group (johngriley.com).*



*Images of Charles Christie Graham (johngriley.com).*





*“Judge Graham’s House” (not Willow Grove). Alice Kilmister second from left; Amy Lilian Alice Wickman in White bonnet, Nellie Wickman in White apron dress; Centre in feather hat Isobel Kilmister (Nash) her Children: Frederick, & Laurence Kilmister Far Right: Josephine Hare (nee Kilmister) (Jones, n.d.-d).*



*Adolph and Alice Wickman (nee Kilmister) (Jones, n.d.-c, n.d.-b).*





*Adolf Alexander Waldemar Wickman wearing a fob watch and chain he created (Jones, n.d.-a).*



*Amy Wickman and Stanley Jones wedding in 1910. The wedding party is gathered outside Willow Grove (Jones, 1910).*





Parkvale Road				
No. of Permit	Description	Builder	Owner	Date
25	Dwelling	W. P. Lockman	Mary Kaurcliffe	18. 7. 02
55	Dwelling	W. P. Lockman	J. Kool	10. 3. 03.
98	Dwelling	J. E. Eagle	J. E. Eagle	3. 12. 03
346	Stable	S. M. Jones	A. Wickman	12. 06
411	Dwelling	W. P. Lockman	A. Waters	7. 07.
484	Stable	A. Wickman	A. Wickman	4. 08
513	Dwelling	J. O'Brien	H. K. Gurney	9. 08
526	Shed	A. Wickman	A. Wickman	3. 09
535	Shed	J. E. Eagle	J. E. Eagle	5. 09
581	Add to dwelling	M. O. Williams	J. A. Williams	10. 10
591	Alter to dwelling	A. Cathie	A. Cathie	12. 10
593	Shed	A. Wickman	A. Wickman	12. 10
700	Garage	Jones	A. Wickman	5. 11
756	Stable & shed	J. Feikert	J. Feikert	2. 17
846	Stable	A. H. Bell	A. H. Bell	2. 20
904	Dwelling	A. J. Cathie	J. Cross	2. 22
Pelhill Gully Road				
42	Dwelling	G. Longhurst	G. Longhurst	15. 12. 02
Piers Street				
188	Dwelling	J. Gillespie	J. Gillespie	4
599	Dwelling	P. J. Bydder	P. J. Bydder	15
793	Motor shed	G. Young	A. Kildreth	17
Ponsonby Road				
725	Dwelling	A. W. Collins	L. Nelson	4
730	Add to Dwg	A. W. Collins	L. Nelson	20
781	additions	L. Nelson	L. Nelson	17
841	Dwelling	T. F. Bailey	C. H. Peet	27
862	Dwelling	Upton & Shearer	1073. Strickland	30

Karori Borough Council Permit register showing Wickman's building additions (supplied by WCC).





*Details from a photograph of Karori. The approximate boundary of Lot 8 at the time is outlined in blue Shows extension to addition. (Karori Historical Society, 1932).*





*Details from a panorama of Karori, 1912, by Sydney Charles Smith. The approximate boundary of Lot 8 at the time is outlined in blue (Smith, 1912).*



## Appendix 4 Records of title

WN28D/37

### RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier**                    **WN28D/37**  
**Land Registration District**   **Wellington**  
**Date Issued**                    16 May 1986

**Prior References**

[WN16A/165](#)

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**Type**                    Fee Simple  
**Area**                    404 square metres more or less  
**Legal Description**    Lot 2 Deposited Plan 44016

**Registered Owners**

Andrew Enno William Hawley, Timothy John Hawley and Terrance David Ross Manning

---



WN16A/165

References  
Prior C/T 383/125

Transfer No.  
N/C. Order No. 143296.1

**DISTRICT LAND REGISTRAR**  
**CANCELLED**  
WELLINGTON, NEW ZEALAND

Land and Deeds 69

**REGISTER**

No. 16A/165

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

**This Certificate** dated the 30th day of March one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

**WITNESSETH** that WALTER EUGENE BLITZ of Wellington, Company Director

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 404 square metres more or less situate in the City of Wellington being Lot 2 on Deposited Plan 44016

*Judith D. Smith*  
Assistant Land Registrar

**Interests at date of issue:-**

- Mortgage 075150.3 to Stacey, Smith & Gibson Nominees Limited at 12.30 p.m.
- No. 143296.2 Variation of Mortgage 075150.3 - 19.9.1976 at 10.04 a.m.
- Transfer 143296.6 to Bruce Samuel Kirkland of Wellington, Student Council Director - 30.3.1976 at 10.04 a.m.
- ~~DISCHARGED~~ 143296.7 to Stacey Smith & Gibson Nominees Limited - 30.3.1976 at 10.04 a.m.

261922.2 DISCHARGED  
14632.1 to Housing Corporation 20.12.1976 at 2.21 p.m.

No. 261922.0 Variation of the terms of Mortgage 143296.7 - 19.9.1978 at 2.29 p.m.

418564.1 DISCHARGED  
261922.3 to Bank of New Zealand - 19.9.1978 at 2.28 p.m.

Transfer 418564.3 to David John Sims of Wellington, Film Producer and Kathryn Joan Sims his wife - 12.11.1980 at 10.31 a.m.

DISCHARGE 12.11.1983  
Mortgage 418564.4 to Walter Inglis and Peter Edward Markham - 12.11.1980 at 10.31 a.m.

Mortgage 418564.5 to Bruce Samuel Kirkland - 12.11.1980 at 10.31 a.m.

773694.1 The outstanding duplicate hereof having been declared lost this Certificate of Title is cancelled and new Certificate of Title 280/37 issued in its place produced 22.4.1986 at 12.18 p.m. and entered 16.5.1986 at 9.00 a.m.

Register copy for L. & D. 89, 71, 72 A.L.R.

23.98  
2  
404m<sup>2</sup>  
2090

PARKVALE RD.

**DISTRICT LAND REGISTRAR**  
**CANCELLED**  
WELLINGTON, NEW ZEALAND

Measurements are Metres

©



WN383/125

REGISTER  
NEW ZEALAND



(Land and Deeds - A)  
(Form B)

Reference: Vol. 383, Folio 123  
Transfer No.  
Application No.  
Order for N/C No. 7222

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-seventh day of January one thousand nine hundred and twenty-eight  
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that  
CONRAD DISLEY of Karori Farmer

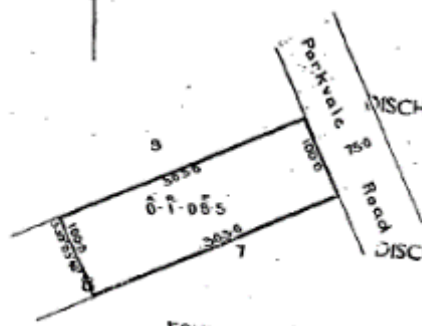
in seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written  
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly  
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements  
a little more or less, that is to say: All that parcel of land containing ONE ROOD EIGHT AND FIVE TENTHS PERCHES more or less  
situate in the City of Wellington being part of Section 39 Karori District and being also part of Lot 2  
on Deponent Plan No. 1022.



*F. Morris*  
Assistant District Land Registrar

Mortgage No. 184300 Conceded to John C'Donnell and  
Monica Caroline Crombie on 27th January  
1928 at 3 p.m. *Produced by F. Morris*

**DISCHARGED**  
X Certificate of Charge under the Municipal  
Corporations Act, 1920 produced 3<sup>rd</sup> May 1929  
at 2.56 pm *Produced by F. Morris*



**DISCHARGE**  
Commission 105173 of the interest of  
Monica Caroline Crombie in mortgage  
184300 to Norman Swathby on 24 February 1950 at 2.50 pm *Produced by F. Morris*

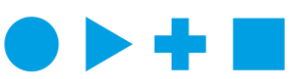
**DISCHARGE**  
Mortgage 325052 of his interest in  
mortgage 184300 to Norman Swathby to  
Charles Crombie and Kathleen  
Cahill on 24 February 1950 at 2.50 pm *Produced by F. Morris*

Transfer 325373 Conceded Disley to  
David Walter McKelvey of Karori  
Roadman produced 9<sup>th</sup> March 1950 at  
10.35 am. *Produced by F. Morris*

EQUIVALENT METERS  
AT 1:25

Scale: 1 chain to an inch  
E.R.L.E.

CONTINUED



383/125

little as a joint family home under the joint lease from Dec 1950 in David Walter McKelvey's name. The parties had known each other for some time and the parties had no other children. The parties had no other children. The parties had no other children. The parties had no other children.

Transmission 524668 to David Walter McKelvey as executor - 13.2.1962 at 11.27 a.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

Transmission 114798.1 to David Walter Henry McKelvey of Wellington, Sheet Metal Worker as executor - 20.3.1975 at 9.20 a.m.

075150.1 WITHDRAWN

WALTER HENRY MCKELVEY

18/11/1975 11/11/1975 by Walter Eugene Blitz of Wellington, Company Director - 1.8.1975 at 12.30 p.m.

Transfer 075150.2 to Walter Eugene Blitz of Wellington, Company Director - 1.8.1975 at 12.30 p.m.

Mortgage 075150.3 to Stacey, Smith & Gibson Nominees Limited - 1.8.1975 at 12.30 p.m.

Convey 127159.1 by Bruce Samuel Kirkland as executor - 1.9.1975 at 9.25 a.m.

DEC 143296.2 } Cancelled and the following lot issued in terms of Plan 4406.

16A/164 for lot 165

Pursuant to Section 352 (3) of the Municipal Corporations Act 1954 lot 3 Plan 4406 is now street. Entered 30/3/1976



DUPLICATE DESTROYED



Wn103/123

REGISTERED

NEW ZEALAND.

[Form B.]



Register-book, Vol. 103, folio 123.

Reference: Vol. 5, folio 57  
Transfer No. 32981

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 29th day of August, one thousand eight hundred and ninety one, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, inasmuch that Edwards, Haldeman, Wickman & Co. Solicitors

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 into, by the several measurements a little more or less, that is to say: All that parcel of land containing two and a half acres of land with the following being Lot 8 of the plan of the said land as laid out by the said

*A. Hume*  
District Land Registrar



Transfer 2877 produced 25th August 1891 DISCHARGED  
Transfer 2878 produced 25th August 1891 DISCHARGED

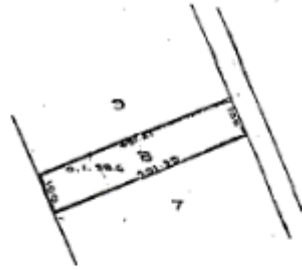
D. M. 2876  
521 7226  
A 150971  
J 152652  
DISCHARGED  
Mortgage 2186 produced 2nd October 1891  
at Wellington Edwards Haldeman Wickman & Co  
the Government Advertisers & Solicitors General  
in Wellington & C. O. McAlpine Cash

Transmission 1897 to the Public Trustee  
as Executor entered 20 August 1920 at 14:45pm  
in 49 District  
Transfer 132402 produced 20 August 1920 at  
10:00pm the Public Trustee to Miss Wickman  
of Karori, Wellington

Transmission 1898 to Miss John Peet of  
Wellington Produce Merchant and Attorney  
Angus Jones of Raglan, Public Trustee & Executor  
entered 22 May 1921 at 10:30am  
Wellington

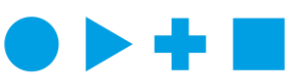
Transfer 122670 produced 12th January  
1922 at 11:55am Lionel John Peet and  
Stanley Morgan Jones to Edmund Wesley  
of Karori, Wellington  
cancelled as to part of file 115/123  
(N.C. & 7222)

Image Quality due to Condition of Original



Scale 2 chains to an inch

CONTINUED





# REGISTER

Cancelled See Vol. 388 Folio 60  
(of 60 folios)

103/123

THIS REPRODUCTION ON A REDUCED SCALE  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 215A LAND TRANSFER ACT 1952.  
*Stinson* D.L.R.

CERTIFICATE OF TITLE.

Vol. , folio



WN2/50



(CERTIFICATE OF TITLE)

Register Book,

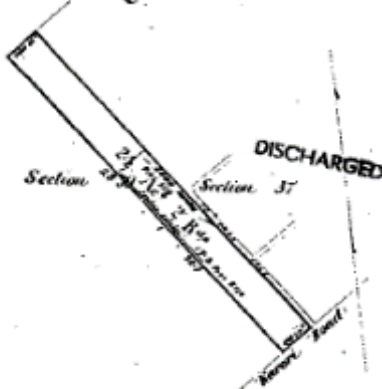
Vol. 2 Folio 50

Given Certificate of Title

And pursuant to the provisions of Section 224 of the Land Transfer Act 1925... I have caused to be registered in the name of Charles Christie Graham...

Witness my hand and seal this 5th day of July 1873.

John G. Smith, District Land Registrar of the District of Wellington



Mortgage No. 1000... Discharge of Mortgage No. 1000 by Edward Smith

Mortgage No. 1001... Discharge of Mortgage No. 1001 by Charles Christie Graham

Mortgage No. 1002... Discharge of Mortgage No. 1002 by Charles Christie Graham

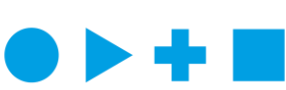
Mortgage No. 1003... Discharge of Mortgage No. 1003 by Charles Christie Graham

Mortgage No. 1004... Discharge of Mortgage No. 1004 by Charles Christie Graham

Mortgage No. 1005... Discharge of Mortgage No. 1005 by Charles Christie Graham

Image Quality due to Condition of Original

4



50.

DISCHARGED

Mortgage 11375 produced 26<sup>th</sup> April 1902 at 11.30 am Richard Crofts Bulkeley to Walter Hill of lots 2, 3, 5 & 7. 11/2/02. 11/6/02 plan 1022.

Transfer 111432 produced 26<sup>th</sup> April 1902 at 11.30 am Richard Crofts Bulkeley to Walter Hill of lots 2, 3, 5 & 7. 11/2/02. 11/6/02 plan 1022.

Mortgage 6450 produced 21<sup>st</sup> March 1895 at 11.30 am Charles Gusha Galsam & John Robert Wilson Cook.

Transfer 2007 produced 26<sup>th</sup> June 1902 at 2 pm Richard Crofts Bulkeley to Walter Hill of lots 9, 10 and 23 & 31 plan 1022.

Discharge of Mortgage 6450 produced 14<sup>th</sup> May 1896 at 2.45 pm.

Transmission 10023 & Janet Bulkeley of Wellington Widow - of balance - entered 7 December 1904 at 2.25 pm.

DISCHARGED

Mortgage 11375 produced 14<sup>th</sup> May 1896 at 2.15 pm.

Transfer 97173 produced 7 December 1904 at 2.25 pm Janet Bulkeley to Charles Henry Williams of balance.

Transmission 2187. Probate of Will of George Henry Watson executed on the day of 18 granted to Samuel Helen Murray Henry John Arthur Robert Haythornthwaite and William Christie. produced 7<sup>th</sup> June 1896 at 10.30 am (effects of mortgages 97 and 1331).



Declaration 5110 taken out of within land (more or less 19.3 acres) for steel and other uses in the River Donnellan and vicinity of the City of Wellington on and after 24<sup>th</sup> April 1954 produced 15<sup>th</sup> August 1954 at 11 am.

DISCHARGED

Transfer of Mortgage 97 and 1331 produced 7<sup>th</sup> June 1897 at 10.30 am.

Plans for N. 287/1 produced 2<sup>nd</sup> July 1897 at 10.15 am Charles Christie, Gusham & Richard Crofts Bulkeley of Wellington and District.

DISCHARGED

Mortgage N. 287/1 produced 2<sup>nd</sup> July 1897 at 10.15 am.

THIS REPRODUCTION ON A REDUCED SCALE CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 214 LAND TRANSFER ACT 1952. D.L.R.

Transmission 2805 produced 10<sup>th</sup> March 1899 at 11.15 am whereby Mortgage 23886 was vested in Charles Edward Gusham and Douglas Moore Gusham.

DISCHARGED

Mortgage N. 287/1 produced 2<sup>nd</sup> July 1897 at 10.15 am.

Transfer 80926 produced 20<sup>th</sup> August 1899 at 2.15 pm Richard Crofts Bulkeley and Mortgage to Augustus Amick (part of part within Donnellan).

Transfer 56931 produced 25<sup>th</sup> August 1899 at 2.45 pm Richard Crofts Bulkeley and Mortgage to Adolf Alexander Waldemar Mickman at 2.45 & 3.15 pm.

Transfer 34647 produced 2<sup>nd</sup> February 1900 at 10.20 am Richard Crofts Bulkeley and Mortgage to Edward Oscar Lewis of lot 4 plan 1022.

Transfer 36610 produced 24<sup>th</sup> August 1900 at 11 am Richard Crofts Bulkeley and Mortgage to George Robert Bull of lot 9 plan 1022.

Transfer 39106 produced 17<sup>th</sup> June 1901 at 2.30 pm Richard Crofts Bulkeley and Mortgage to Elizabeth Monaghan of lots 92 & 93 plan 1022.





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Noap. P. P. Karori District No. 39.

Receipt of Instrument	Name of Instrument	Date of Instrument	Whose Record	Reference	Signature
2. 1844 for 1/4 acre 1849	Warrant	7 <sup>th</sup> July 1844	W. Deeds fo. 616	476. Map of 1/4 p. 62.	Thos Ellis
2. 20. June 11. September 1865	Grant	9 <sup>th</sup> January 1865	3. 1/4 p. 104.		Edward Toomath
10. 50. 2. 1/4. 7. May 1840.	Conveyance	6 May 1840	20. 9. 6. Deeds fo. 107.		

App. to King's Bench for Land Transf. 11/70

Brought under Land Transf. Act 1840  
 Certificate dated 14 Aug. 1841. Vol. 1 fo. 21.

Deeds Index showing Thomas Ellis and Edward Toomath's purchase (LINZ, 1847, p. 684).



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## Map B.B. Karori District No. 39

Receipt of Instrument	Name of Instrument	Date of Instrument	Value	Where Recorded	Reference	Signature
	Agreement of Mortgage	25 <sup>th</sup> September 1865	11	Vol. 100 p. 72		Robert Hart
2 1/2 Acre from 2 <sup>nd</sup> of June 1867	Conveyance	7 <sup>th</sup> July 1867	37	Vol. 100 p. 66	Vol. 4 Map 28 p. 17	Robert Hart
1/4 of 1/2 Acre from 20 January 1868	Mortgage	24 <sup>th</sup> January 1868	4	Vol. 100 p. 488		Robert Hart
1/2 Acre from 20 January 1868	Mortgage	28 <sup>th</sup> January 1868	6	Vol. 100 p. 286		Robert Hart
1/2 Acre from 20 January 1868	Mortgage	16 <sup>th</sup> November 1868	7	Vol. 100 p. 518		Robert Hart
1/2 Acre from 18 March 1868	Mortgage	18 <sup>th</sup> September 1868	5	Vol. 100 p. 675		Robert Hart
1/2 Acre from 24 March 1868	Mortgage	23 <sup>rd</sup> March 1868	10	Vol. 100 p. 523		Robert Hart
2 1/2 Acre from 20 <sup>th</sup> January 1868	Agreement of Mortgage	25 <sup>th</sup> September 1865	11	Vol. 100 p. 72		Robert Hart
1/2 Acre from 23 <sup>rd</sup> October 1868	Conveyance	9 <sup>th</sup> January 1868	2	Vol. 100 p. 308		Robert Hart
1/2 Acre from 2 <sup>nd</sup> May 1868	Conveyance	9 <sup>th</sup> January 1868	5	Vol. 100 p. 308		Robert Hart
1/2 Acre from 10 October 1868	Conveyance	2 October 1868	1	Vol. 100 p. 316		Robert Hart
1/2 Acre from 7 <sup>th</sup> February 1868	Conveyance	19 <sup>th</sup> December 1868	1	Vol. 100 p. 316		Robert Hart
1/2 Acre from 12 March 1868	Conveyance	18 <sup>th</sup> February 1868	1	Vol. 100 p. 316		Robert Hart
2 p.m. 8 <sup>th</sup> Dec. 1870	Crown Grant	9 January 1867	7	Grant p. 90	18. B.R. p. 348	Robert Hart
11. A.M. 5 Nov. 1875	Reconveyance	30 September 1875	36	Deeds p. 109		Robert Hart

Notes: Johnstone - wife to Hart

Deeds Index showing Section 39 first purchased in 1847 by Robert Hart (LINZ, 1847, p. 612).

