

Ashleigh Court Private Hotel (Former)

112-122 Riddiford Street, Newtown



Image: *Charles Collins, 2015*

Summary of heritage significance

- 112 – 122 Riddiford Street is a fine example of a mixed use Edwardian hotel/commercial building. It is notable for its vigorous and assertive design that makes full use of Classical motifs and ornamentation.
- This building contributes to the Newtown Central Shopping Centre Heritage Area.
- The building's design qualities, prominent location and wedge shaped plan, make it one of the most recognisable and memorable buildings in Newtown.

District Plan:	Map 6, Symbol 259
Legal Description:	LOT 1 DP 86593
Heritage Area:	Newtown Shopping Centre Heritage Area
HPT Listed:	Category II
Archaeological Site:	City Central NZAA 27/270, Maori Site of Significance
Other Names:	
Key physical dates:	1906-07
Architect / Builder:	John Hawthorn and Colin Crump
Former uses:	Hotel
Current uses:	Retail
Earthquake Prone Status:	SR 197525 (s124 Served, and expires on 23 August 2030)

Extent: City View, 2012



1.0 Outline History

1.1 History¹

Newtown was originally surveyed by the New Zealand Company in 1840 as part of the new settlement of Wellington. Newtown was farmland for its first few decades and only lightly settled. The relocation of Wellington Hospital and the extension of the tram system to the suburb in the 1880s spurred subdivision. Within 40 years, the suburb was effectively filled.

The Newtown Central suburban centre has a largely uninterrupted streetscape of Victorian and Edwardian buildings. Most of the buildings are two storey and timber and date from the period of the suburb's early development. Almost all are the first buildings to occupy their sites. 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. The second half of the century saw much change, with the end of the trams in 1964, the closing of many long-standing shops, families moving out to suburbs further afield, and the influx of immigrants.

A permit was issued for the construction of 112-122 Riddiford Street in January 1904, but it was not completed until 1907.² There were two sets of plans and specifications associated with this development – one was for a two-storey building of shops and a public hall while the other (which was built) was for shops and a private hotel, of three stories.³ The builders and developers were John Hawthorn and Colin Crump who bought the land and improvements on the corner of Riddiford and Rintoul Streets from Lucy Crampton in 1903.⁴

One estimated figure for the cost of the building was £4000, although whether this relates to the first or second set of plans is not known. The building was named the Langham Private Hotel for its first proprietor, Russell Langham. It is likely he leased the building. The same year the building was completed Newtown residents held a poll and voted that the suburb be a 'dry' area.⁵ The hotel has therefore never held a liquor licence.

The turnover of proprietors has been considerable, as have been the many alterations to the building. Upgrading the shops began in 1951 while much of the building was renovated in 1974. At this time it was renamed the Ashleigh Court Private Hotel. There was further refurbishment of the building, including restoration of the façade, in 1997. This building has since been converted in to office accommodation, including shops and a ground floor bar.

¹ Text regarding the heritage area extracted from Wellington City Council, *Newtown Central Shopping Centre Heritage Area, Riddiford Street, Constable Street, Rintoul Street*, October 2008. The building text was extracted from Wellington City Council, "122 Riddiford Street," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), RIDD 3.

² The inscription AD 1906 appears on the plans of the Riddiford Street façade (Permit OC 5834, Wellington City Archives), while the building has AD 1907 inscribed on the façade.

³ Ibid.

⁴ See NZHPT Building Record Form – Ashleigh Court Private Hotel. Reference to various certificates of title

⁵ Ibid

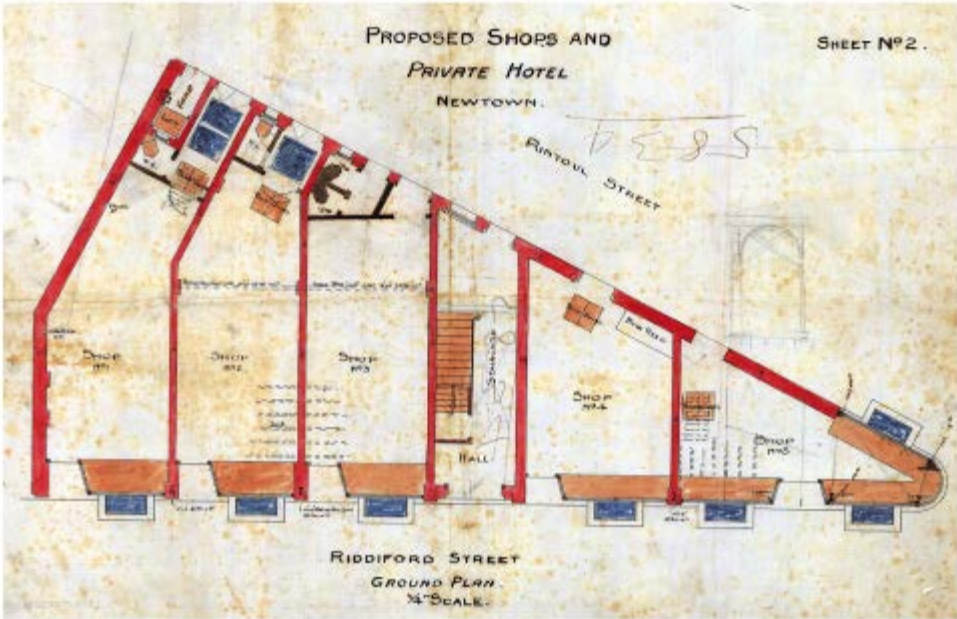


Shows the wedge-shaped building on the corner of Riddiford and Rintoul Streets, housing the Langham Private Hotel, and a Dominion branch office attached to the premises of E Back & Company, ca 1911-1914, ATL, Eph-B-POSTCARD-Vol-8-049-3

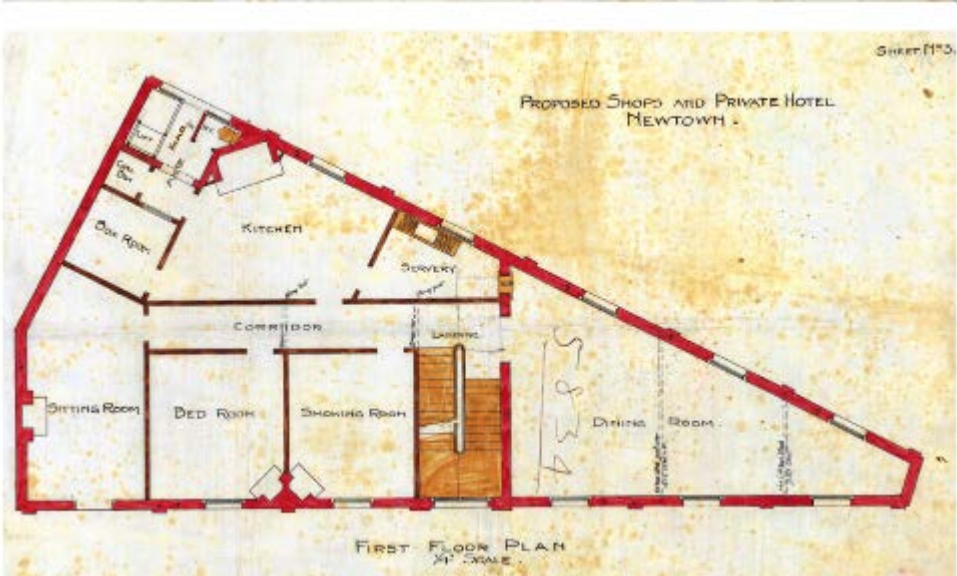
1.2 Timeline of modifications

- 1907 Building completed
- 1931 Shed erected at the rear of the building
- 1951 Upgrade of some of the shops
- 1957 Fire escapes added to the building
- 1990 Conversion to two separate apartments on level two
- 1997 Restoration of the façade
 - Construction of a mezzanine floor in shop at 118 Riddiford Street
 - Seismic strengthening of two apartments on level 1
- 1998 Refurbishment of an apartment and office area, level 1

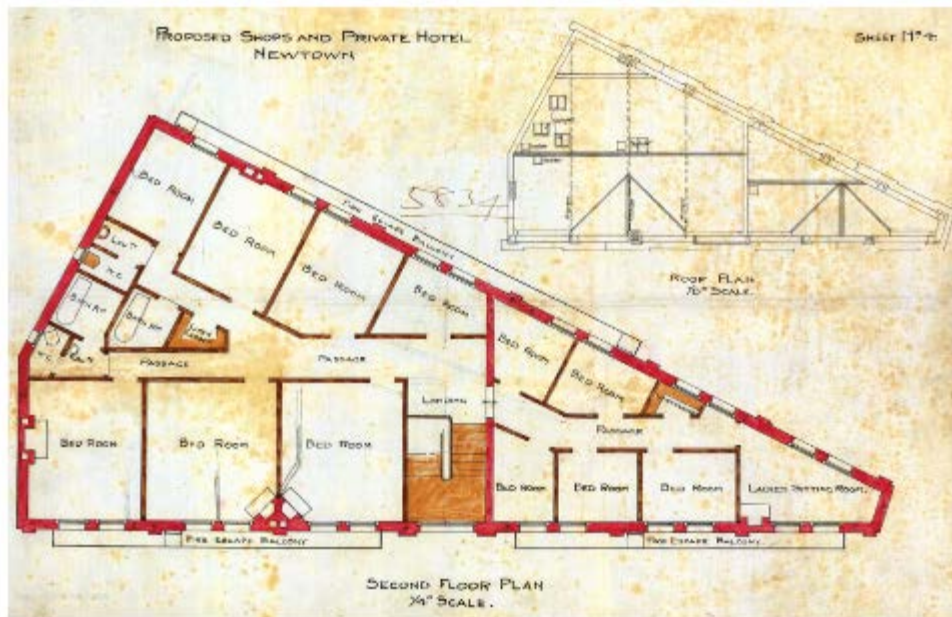
The full list of modifications and the corresponding Wellington City Archives' reference numbers are listed under section "Background Research".



1904 ground floor plan as proposed



1904 first floor plan as proposed



1904 second floor plan as proposed. Wellington City Archives ref 00053_104_5834

2.0 Physical description

2.1 Architecture and Setting⁶

This three-storey high, wedge-shaped building, with its capacious basement, occupies a very acute corner site between Rintoul and Riddiford Streets. The building has distinctive ‘cornflake-box’ proportions, a quality exacerbated by the thinness of the façade at the street corner.

Its architectural and streetscape interest is derived from its elaborate Palladian neo-Classical styling (a “quality” Edwardian style more commonly seen on public buildings, and not dissimilar to that of the Wellington Town Hall), and its elegant detailing and use of materials. Along with its intact array of parapets and pediments and the stained-glass edging to the verandah, these qualities make it one of the most recognisable buildings in Newtown. Its prime corner location makes the building arguably the most important visual anchor in the Newtown Central Heritage Area.

2.2 Materials

- Brick masonry on reinforced concrete foundations and piles
- Timber trusses
- Corrugated iron roof

2.3 Heritage Area

This building contributes to the Newtown Central Shopping Centre Heritage Area. A detailed outline of the heritage area can be found in the Wellington City Council report “Newtown Central Shopping Centre Heritage Area: Riddiford Street, Constable Street, Rintoul Street”, 28 October 2008.

⁶ Text paraphrased from Wellington City Council, *Newtown Central Shopping Centre Heritage Area, Riddiford Street, Constable Street, Rintoul Street*

This building became part of the heritage area in District Plan Change 75.

3.0 Sources

Wellington City Council, *Newtown Central Shopping Centre Heritage Area, Riddiford Street, Constable Street, Rintoul Street*, Wellington City Council: unpublished report, October 2008.

Wellington City Council. *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001.

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

112 – 122 Riddiford Street is a fine example of a mixed use Edwardian hotel/commercial building. It is notable for its vigorous and assertive design that makes full use of Classical motifs and ornamentation.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The townscape significance of the Ashleigh Court Private Hotel is high, as it is a prominent building in the heart of the Newtown shopping area, occupying the central wedge-shaped site between Riddiford and Rintoul Streets. The building also makes a major contribution to the Newtown Shopping Centre Heritage Area

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

Wellington's topography and the street formations, laid out by Mein Smith, have created a number of narrow triangular shaped sites. The shape of these sites has generated some of the city's key buildings (for example the Old BNZ building, Public Trust) due to their wedge like shape and prominence at the intersections of city streets. A notable nearby example is the wedge-shaped building located at 2-14 Riddiford Street.

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity*

For a private hotel to remain in its original use for over 90 years is unusual and gives the building historic interest. Together with the original plans, which still exist, the building provides information about the operation of a socially important accommodation service such as that provided by private hotels.

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

There was pre-1900 human activity on this site. Although some of the sites have been altered by rebuilding or landscaping or subdivisional change, there is archaeological value in the immediate surrounds.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

112-122 Riddiford Street is a distinctive building in the heart of the Newtown shopping area that is easily recognisable and frequently photographed. It contributes to the sense of place and continuity of the Newtown Shopping Centre Heritage Area.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

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5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	y	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	y	March 2012 Round of BHIF Former Ashleigh Court Private Hotel 112-126 Riddiford Street Earthquake strengthening, \$20,000.00
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?	y	Plan Change 75
Heritage Area Report	y	
Heritage Area Spreadsheet	n	
Heritage items folder (electronic)	n	
HPT website	y	Building registered
HPT files	n	
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research

Table of permits from Wellington City Archives

00053:10 4:5834	Corner Riddiford Street and Rintoul Street [112-122 Riddiford Street], shop and private hotel	Applicant: Hawthorn and Crump. Owner: Mr Ayres.	Building Permit/Consent	30 Jan 1904
00056:11 8:B10719	18 Riddiford Street, (back), erect shed	Owner: Tier and MacArthy, Tier	Building Permit/Consent	04 Mar 1931
00056:41 7:B31971	112-118 Riddiford Street, alterations shop	Owner: F B Baudinet. Builder: F B Baudinet. Legal description: Part Section 957 Town of Wellington [Lot 1 DP 86593]. Application value: £350.	Building Permit/Consent	17 Oct 1951
00056:48 2:B36266	124 Riddiford Street [112-122 Riddiford Street], add (Hotel)	Owner: F B Bandinet. Builder: Owner	Building Permit/Consent	09 Jun 1954
00058:33 :C1673	124 Riddiford Street [112-122 Riddiford Street], fire escapes	Legal description: Part Town Acre 957 DP 3169 (Town Of Wellington). Owner: FB	Building Permit/Consent	04 Sep 1957

		Bandinet. Builder: Owner. Application value: £120		
00058:29 7:C13029	112-122 Riddiford Street, alterations level 1	Legal description: Part Town Acre 957 (Town Of Wellington). Owner: Baudinet Riddiford Trust. Builder: F Bandinet. Application value: £100	Building Permit/Consent	19 Aug 1963
00058:47 4:C20393	116-118 Riddiford Street, building alterations	Work description: Shops. Legal description: Part Town Acre 957 (Town Of Wellington). Owner: N J Partridge. Builder: MacRitchie Bros Ltd. Application value: £1,600	Building Permit/Consent	21 Sep 1966
00058:48 2:C20787	112-122 Riddiford Street, shop front	Owner: F B Baudinet. Builder: F B Baudinet. Legal description: Part Section 957 Town Of Wellington. Application value: £750.	Building Permit/Consent	22 Nov 1966
00058:63 2:C29348	120-122 Riddiford Street, building alterations	Legal description: Part Town Acre 957 (Town Of Wellington). Owner: F B Baudinet. Builder: C Giovanidis. Application value: \$100	Building Permit/Consent	22 Jul 1969
00058:82 9:C37158	112-122 Riddiford Street, reinstate shop	Owner: Taylor Made Pies Ltd. Builder: J Bostrovas. Legal description: Part Town Acre 957. Application value: \$550. Note: Job completed before permit uplifted.	Building Permit/Consent	16 Feb 1973
00058:96 3:C42261	112-122 Riddiford Street, canopy	Owner: Palmer Holdings Ltd. Builder: Palmer Holdings Ltd. Legal description: Part Section 957 Town Of Wellington. Application value: \$1,500.	Building Permit/Consent	13 Feb 1975
00058:10 40:C4531 5	112-122 Riddiford Street, stairs and partitions	Legal description: Part Town Acre 957 (Town Of Wellington). Owner: Palmer Holdings Ltd. Builder: Van Der Klast. Application value: \$1,200	Building Permit/Consent	18 Jun 1976
00059:40 0:E20646	112-122 Riddiford Street [1-9 Rintoul Street], conversion to apartments	Work description: Upgrading of the boarding house, and conversion to two separate apartments on level two. Legal description: Part town acre 957 [lot 1 DP 86593].	Building Permit/Consent	1990

		Owner: Sally Garden. Builder: JB Contractors. Application value: \$21,600.		
00059:44 6:E22014	Unit 4, 112-122 Riddiford Street [1-9 Rintoul Street], additions and alterations	Work description: Removal unit four's on-suite to make a cupboard, remove a shower and install a tub, fit an under-sink cylinder to sink and replace storage tank.	Building Permit/Consent	1991
00060:96 :3512	112-122 Riddiford Street [1-9 Rintoul Street], alterations to community police station; new toilet compartment with wc pan and basin, and a new sink. Sewer drain altered to suit new wc.	Legal description: Pt Town Acre 957. Owner: Sally Patricia Garden. Designer: Scala Group. Designer: Mainzeal Property and Construction. Application value: \$19,000.	Building Permit/Consent	17 Dec 1993
00061:173 :15526	112 Riddiford Street, drains		Building Permit/Consent	07 Dec 1995
00078:18 6:35793	112 Riddiford Street, exterior refurbishment	Owner: Wellington City Investments Ltd. Applicant: Choice Commercial Interiors Ltd. Legal Description: Pt Sec 957 Town of Wellington. Application Value: \$43,000.	Building Permit/Consent	1997
00078:41 3:35081	112-122 Riddiford Street [1-9 Rintoul Street], construction of a mezzanine floor in shop at 118 Riddiford Street.	Work description: Legal description: Part town acre 957 [lot 1 DP 86593]. Owner: Wellington City Investments Ltd. Applicant: Interact Architects. Application value: \$10,000.	Building Permit/Consent	1997
00078:41 4:37887	112-122 Riddiford Street [1-9 Rintoul Street], seismic strengthening, two apartments, level 1	Owner: Wellington City Investments. Applicant: Interact Architects. Legal description: Part town acre 957 [lot 1 DP 86593]. Application value: \$211,000.	Building Permit/Consent	1997
00078:51 2:43204	112 Riddiford Street, apartment and office area, level 1		Building Permit/Consent	1998
00078:62 7:45110	112-126 Riddiford Street, bar and cafe	Owner: Wellington City Investments. Applicant: Interact Architects & Design. Legal description: Part Section 957 Town of Wellington. Application value: \$150,000.	Building Permit/Consent	1998

00078:16 83:48120	112 Riddiford Street, bar and cafe, amendment	Note: Amendment to consent 45110 (series 00078).	Building Permit/Consent	1998
00078:27 02:182165	114 Riddiford Street [112-116 Riddiford Street], internal shop fitout to combined tenancy, install accessible toilet	Legal description: Lot 1 DP 86593. Owner: Robertson. Applicant and designer: Kebbell Daish Architects. Project value: \$50,000. Note: Fitout for Simply Paris.	Building Permit/Consent	2008
SR Code	SR Type	SRI Description	SRI Status	Current Updated
182165	aBLDG CONSENT	2.2 - Commercial - Internal shop fit out to combined tenancy, new fit out for Simply Paris Newtown. Structural alteration and installation of accessible toilet. Aka 112- 126 Riddiford St	Completed	12/12/2008
197525	Bdg StrengthInv	EPB - S124 Served - EXP 23- 8-2030, Building A Building B 197526	Yellow Notice Issued	25/08/2010

WANTED Known, that the Langham
Private Hotel, Riddiford-street,
Newtown, is open for boarders.

Evening Post, Volume LXXV, Issue 114, 14 May 1908, Papers Past

—Yesterday afternoon a man on horse-
back was driving a bull down Walton
Street when it endeavoured to break
away. The driver galloped after it,
and in doing so harassed the animal
to such an extent that it rushed into
the grounds of the Langham Private
Hotel. The man continued his efforts
to drive it out, with the result that the
bull walked inside the house and half-
way down the passage. A little per-
suasion was used, and the animal
eventually walked out quietly.

Northern Advocate , 30 October 1912, Page 4, Papers Past



1975, Wellington City Archives, 00508_0_01073