

House

110 Abel Smith Street



Google Street View - 2012

Summary of heritage significance

- The house at 110 Abel Smith Street is a typical single storey Victorian cottage. The front façade has two Victorian bay windows with original double hung windows; it has rustic timber profile weatherboards, and decorative friezes. It has a typical simple configuration of a house from this period, with four main rooms in the building and a small lean to at the rear. It has aesthetic value for its design, proportions, and ornamented façade.
- This house is of townscape value as it adds to the character and sense of place on Abel Smith Street, particularly in relation to its immediate neighbours, which act as a reminder of the residential use that this area and Upper Cuba Street once had.
- This house has had a modest, uneventful, and typical history that is representative of many inner city residential properties.

District Plan:	Map 16, reference 3/2
Legal Description:	Sec 1387 Town of Wellington
Heritage Area:	-
HPT Listed:	-
Archaeological Site:	Pre 1900 building, NZAA Central City Archaeological Area R27/270
Other Names:	-
Key physical dates:	Built: c.1876
Architect / Builder:	-
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269336

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

This cottage is an important historic structure in the context of the street. It is among the oldest timber structures remaining on Abel Smith Street and is an important survivor of the era in which it was built. It is one of several small cottages on Abel Smith Street that make up a small precinct of similar cottages. They are relatively typical of the working class housing that was once predominant in this part of Te Aro.

The site that this house occupies was originally part of town acre 117, one of the original 1100 town sections created during the settlement of Wellington. This section was owned by Algernon Tollemache and remained intact until 1874 when it was subdivided by then owner David Anderson. Section 1387, which is the site that 110 Abel Smith Street now occupies, was divided off and sold on the 11th of May 1875.

The first owner was James Lawrence who owned the property for eight to ten years before briefly transferring it to his wife Rebekah Lawrence. The house was sold in 1886 to James Bull, who lived in it until 1891 when it was let out to number of tenants, including Samuel Morris who also ran his hairdressing business from the house.

In 1901 the ownership of the house changed hands and remained in that ownership until 1917. During this time the house was occupied by Andrew Reid, a commerce agent. In early 1917 Louise Barton purchased the property and owned it until 1946. Barton lived there alone, in later years taking in other people as well, presumably boarders.

Between 1946 and 1953 several people owned the section before Jane Staples and Ellen Molloy equally purchased the house. Following the death of Jane Staples in 1955, Molloy became the sole owner of the property. During this time the house had been tenanted by John Duignan, however in 1965 the owner, Mrs Molloy, moved into the house. Following the death of Mrs Molloy, the property was held by the Public Trustee after it was claimed in 1967 by the Crown for '*better utilisation in the City of Wellington*'.

In 1986 the property was returned to private ownership when it was purchased by Derek Christensen, Christopher Phillips, Henry Keenan, and William Grant. In 1987 the property was transferred to Mezzanine Construction Limited. In 1993 the house was sold to Abel Smith Properties, which sold it the following year to Helen Watt, Barbara Palmes, Patricia Whitman, and Brian Thompson. In 2008 the house was transferred to Ross Alexander Stephenson and Moana Trustees Limited.

Early in its history, this house was listed as 80 Abel Smith Street with this remaining the address until 1909, when the addresses in Abel Smith Street were changed resulting in the change to 110. There is no direct evidence available dating the construction of this house, but council rate books show that there was a no house prior to 1875 but there was a dwelling on the property from 1876 onwards. The 1891

¹ History updated from: Tim Dewar '*110 Abel Smith Street Wellington, Conservation Plan*', prepared for Victoria University ARCH281, 1996.

Thomas Ward map of Wellington also shows the building in place amongst an established area of dwellings.

A number of additions and alterations have been made to this house, although there are no records or permits in the Wellington City Archive, some of which are visible from the street, but most are not. The only listed change to the house occurred in 1994, when the house was completely re-piled and the fireplaces and chimneys were completely removed.² Between 2007 and 2013 the house has been painted a dark grey/blue, and a new fence has been built up to the property boundary with the street. It appears that a gate has also been constructed that gives access to the rear of the property down a narrow side alley. Plans dated to 2007 detail this work.³

1.2 Timeline of modifications (original plans cannot be accessed)

1994 110 Abel Smith Street, repile (00061:26:10752)

1.3 Occupation history

Not assessed

1.4 Architect

Unknown architect and builder

2.0 Physical description

2.1 Architecture

It appears that 110 Abel Smith Street is the original building constructed on this site, and was built by 1876. The front façade has two Victorian bay windows with original double hung windows; it has rustic timber profile weatherboards, and decorative friezes. It has a typical simple configuration of a house from this period, with four main rooms in the building and a small lean to at the rear.

2.2 Materials

- Timber joinery
- Rustic weatherboard cladding
- Steel cladding/roofing

2.3 Setting

This house is situated on Abel Smith Street between a two storey Victorian villa, and a single storey cottage. This block is made up of a number of timber houses that act as a reminder of the residential use of this area and upper Cuba Street, but this setting has been impacted upon by the construction of the Wellington urban motorway and Karo Drive which detract from the aesthetic value of these buildings and the area.

² 00061:26:10752

³ 'Heritage Building – 110 Abel Smith Street', 2005, 1041-06-ABE110, Wellington City Council Records

3.0 Sources

Dewar, Tim. '*110 Abel Smith Street Wellington, Conservation Plan*'. Prepared for Victoria University ARCH281, 1996.

'Heritage Building – 110 Abel Smith Street'. 2005. 1041-06-ABE110, Wellington City Council Records.

Land Information New Zealand

WN29C/736

Wellington City Archive

1994 110 Abel Smith Street, repile (00061:26:10752)

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?*

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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?*

This house is of townscape value as it adds to the character and sense of place on Abel Smith Street, particularly in relation to its immediate neighbours, which act as a reminder of the residential use that this area and Upper Cuba Street once had.

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?*

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?*

This house has had a modest, uneventful, and typical history that is representative of many inner city residential properties.

Scientific Value:

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

This house is likely to predate 1900, and is found in the NZAA Central City Archaeological area R27/270.

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?

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?*

This house is a good representative of a timber Victorian double bay cottage, with a history that is representative of the area, and was constructed in materials and using techniques that were common to the period.

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?*

This house has retained a significant amount of original exterior fabric and has authenticity.

Local/Regional/National/International

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

This house is locally important for the role that it plays in the streetscape, and for its representative values.

4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*