

## House

38a Colombo Street (265 Adelaide Road), Newtown



1995 Inventory



HPT, November 2011

### Summary of heritage significance

- The St Helen's Maternity Hospital, which was established in 1905 as the first such government owned maternity hospital in the country, occupied this building from 1909-1912 while a purpose built maternity hospital was constructed.
- This building also has some historic value for its long use as an Alcohol and Drug Rehabilitation Centre.
- This house is a good representative example of a large middle class residence built at the turn of the century. Symmetrical about the front entrance, it is notable for the corner bay windows and an interesting double-storey porch-balcony set under a projecting gable – an elegant feature of an otherwise minimally decorated façade.

District Plan:	Map 6, reference 7
Legal Description:	Pt Lot 2 DP1670
Heritage Area:	No
HPT Listed:	Historic Place Category 2, reference 3598
Archaeological Site:	Pre-1900 house and located within the Central City NZAA R27/270
Other Names:	St Helens Maternity Hospital Former Alcohol and Drug Dependence Centre Gateway Community Development Trust (AKA 265 Adelaide Road, Newtown)
Key physical dates:	c.1890s
Architect / Builder:	Unknown
Former uses:	Private residence, maternity hospital, clinic
Current uses:	
Earthquake Prone Status:	<i>To be assessed</i>

Extent: (Google Maps)



## 1.0 Outline History

### 1.1 History

It is unknown exactly when, or for whom, this house was initially built. Sources suggest it was built as a large middle class residence at the turn of the century.<sup>1</sup>

It is known that by 1905 George Luke and Thomas Cooper owned several sections in Newtown, including the land this house was built on (section 941).<sup>2</sup> Luke and Cooper were builders and ran a business together until Luke's death in 1915. Together they bought and developed sections around Wellington, building houses and then renting or selling them.<sup>3</sup>

George Luke was well regarded in the community, as was evidenced by the turn out at his funeral (and subsequent media coverage).<sup>4</sup> George Luke had arrived in New Zealand with his parents and siblings from Cornwall in 1874. His father founded S. Luke and Co., who had a foundry in Te Aro on the site now known as Lukes Lane (near the Opera House). George Luke was the youngest son, and two of his older brothers served as Mayors of Wellington: Charles Manley Luke (1895), and John Pearce Luke (1913-1921). George Luke was a prominent member of the Brooklyn Masonic Lodge, and served as President of the Wellington Builders Association.<sup>5</sup> He was also a prominent member of the Webb Street Primitive Methodist Church, and with Thomas Cooper, he built this chapel.<sup>6</sup> Fittingly this was where his funeral service was held. Little is known of his business partner Thomas Cooper, except that he died in 1920.<sup>7</sup>

In 1906 Luke and Cooper subdivided sections 941 and 943 into 11 lots, gradually selling some of them off. By 1908 Luke and Cooper had mortgaged the remaining lots to Sir Kenneth Douglas, a solicitor and money lender.

From 1909-1912 the house was occupied by St Helens Maternity Hospital, the country's first government owned maternity hospital. St Helen's was established in Wellington in 1905 by then Prime Minister the Right Hon R J Seddon.<sup>8</sup> The hospital was named after St Helens the town in Lancashire, where Seddon was born. Several St Helens Maternity Hospitals were set up throughout New Zealand, including in Dunedin, Christchurch, and Auckland. The hospitals were to provide specialised care at affordable prices, and also act as teaching hospitals, where pupil nurses could learn midwifery.<sup>9</sup>

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<sup>1</sup> NZHPT Field Record Form #3598, and Wellington City Council, "Alcohol and Drug Dependence Centre, 265 Adelaide Road, Newtown," *Heritage Building Inventory: Volume A-C*. (Wellington City Council, 1995).

<sup>2</sup> CT 141/43. Also, a Land Transfer Act Notice in the *Free Lance* records: "George Luke and Thomas Cooper - 4 acres 2 roods 7 9-10 perches, Sections 943, 950, and 951, and part Sections 941 and 949, City of Wellington. Occupied by Applicants and their tenants." See: "Land Transfer Act Notice," *Free Lance*, Volume V, Issue 252, 29 April 1905, Page 9

<sup>3</sup> *Evening Post*, Volume LXI, Issue 116, 18 May 1901, Page 1 and *Free Lance*, Volume IV, Issue 160, 25 July 1903, Page 20

<sup>4</sup> "Mr. George Luke's Funeral," *Evening Post*, Volume LXXXIX, Issue 30, 5 February 1915, Page 8

<sup>5</sup> "Personal Matters," *Evening Post*, Volume LXXXIX, Issue 28, 3 February 1915, Page 8

<sup>6</sup> "Mr. George Luke's Funeral," *Evening Post*, Volume LXXXIX, Issue 30, 5 February 1915, Page 8

<sup>7</sup> "Deaths," *Evening Post*, Volume XCIX, Issue 104, 3 May 1920, Page 1

<sup>8</sup> "Maternity Hospital," *Evening Post*, Volume LXIX, Issue 87, 13 April 1905, Page 6

<sup>9</sup> Previously nurses had to travel to Australia or Britain to train and qualify as midwives.

When the hospital was first established in 1905, it operated from a house leased by the government, located on the western side of Rintoul St, near Athletic Park.<sup>10</sup> By 1907 the hospital was very busy and the Rintoul Street property proved too small and unsuitable.<sup>11</sup>

By March 1909 St Helens had moved to this house on Colombo Street, where it would remain until 1912 while a purpose built maternity hospital was constructed. While the Colombo Street house was much larger than the previous premises, it was not fit for purpose. An Evening Post article from 1912 reported that:

The present maternity home in Colombo-street has been found unsuitable in many respects. There is no provision for the nurses, who have to live in a house on the other side of the street. Only fifteen patients can be accommodated.<sup>12</sup>

In July 1912 the new St Helen's Hospital was opened on Coromandel Street, Newtown.<sup>13</sup> It is assumed that after this time the house returned to residential use.

Luke and Cooper may have defaulted on their mortgage, as in 1914 Sir Kenneth Cooper sold Lot 8 and parts of Lots 2, 3 and 9 to Charles William MacLoughlin, a 'metaphysician'.<sup>14</sup> At this time the legal access to Adelaide Road was lost. It is presumed that Charles and his wife Mary Livingston lived in the house<sup>15</sup> until Charles' death in 1930.<sup>16</sup> After this time it is said that Mary ran the property as a boarding house,<sup>17</sup> however no evidence of this has been found to date. In 1942 Mary Livingston-MacLoughlin died at Otaki Beach Hospital aged 78.<sup>18</sup> Ownership of the property passed to her daughter, Mary Smith and her husband Alfred Henry Smith.<sup>19</sup> The house was sold in 1946 and again in 1947.<sup>20</sup> In 1950 the property was bought by the Wellington Hospital Board.<sup>21</sup> In 1977, under the Hospital's ownership, resource consent was granted for the house to be used as an Alcohol and Drug Dependence Centre.<sup>22</sup> It continued to be used as such until 1998 when it was sold to the Gateway Community Development Trust. At this time there was a change of use from consulting rooms to residential use.<sup>23</sup>

## 1.2 Timeline of modifications

c1900 Building constructed  
1967 Alterations – fire escape (00058:515:C25015)  
1978 Alterations and parking (00058:1168:C50281)  
1998 Change of use: from consulting rooms to residential use (00078:324:46997)  
1999 Internal wall upstairs (00078:327:52489)  
2012 Northern wall re-clad (see SR 256396)

<sup>10</sup> "St. Helens Hospital," *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6

<sup>11</sup> "Sick and infirm: Hospitals and charitable aid," *Evening Post*, Volume LXXIV, Issue 44, 20 August 1907, Page 8

<sup>12</sup> "Maternity Home," *Evening Post*, Volume LXXVII, Issue 57, 9 March 1909, Page 7

<sup>13</sup> "A Great Work," *Evening Post*, Volume LXXXIV, Issue 2, 2 July 1912, Page 3

<sup>14</sup> CT 198/264 and CT 224/42

<sup>15</sup> NZHPT Field Record form #3598

<sup>16</sup> Births, Deaths and Marriages Online, registration number 1930/1991, <https://bdmhistoricalrecords.dia.govt.nz/home/>

<sup>17</sup> NZHPT Field Record form #3598

<sup>18</sup> "Deaths," *Evening Post*, Volume CXXXIII, Issue 116, 19 May 1942, Page 1

<sup>19</sup> CT 224/42

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> SR 49635

<sup>23</sup> "38 Colombo Street [38a Colombo Street], change of use from consulting rooms to residential usage", 1998, 00078:324:46997, Wellington City Archives

### **1.3 Occupation history**

c1901-1909	Private residence
1909-1912	St Helens Maternity Hospital (1995 Heritage Inventory)
1912-1977	Private residence
1977-1998	Alcohol & Drug Dependency Centre (Resource consent granted for this use in 1977, SR49635) Alcoholism Assessment Centre (1976-77, 00001:464:6/5515) Alcoholic Centre (1976-1997, 00277:523:11)
1998	Gateway Community Development Trust

### **1.4 Architect**

Unknown, the original plans and permits can't be found.

## **2.0 Physical description**

### **2.1 Architecture**

This two-storey wooden dwelling is symmetrical about the front entrance, featuring corner bay windows and an interesting double-storey porch-balcony set under a projecting gable – an elegant feature of an otherwise minimally decorated façade. The building also features lead lights in some of the windows, plain bargeboards, and overhanging bracketed eaves.<sup>24</sup>

### **2.2 Materials**

Timber two-storey dwelling.

### **2.3 Setting**

The house is located roughly in the middle of a large Newtown block (bordered by Riddiford St to Adelaide Rd and Colombo St to Hall St). Access was originally via Adelaide Road, however access is now from Colombo Street. The site is somewhat of a basin and is bounded on all edges with private lots and dwellings – so the site is not notably visible from surrounding streets and other public places.

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<sup>24</sup> NZHPT Field Record Form #3598

### **3.0 Sources**

"38 Colombo Street [38a Colombo Street], change of use from consulting rooms to residential usage", 1998, 00078:324:46997, Wellington City Archives

Births, Deaths and Marriages Online, registration number 1930/1991,  
<https://bdmhistoricalrecords.dia.govt.nz/home/>

NZHPT Field Record Form #3598

Wellington City Council, "Alcohol and Drug Dependence Centre, 265 Adelaide Road, Newtown," *Heritage Building Inventory: Volume A-C*. Wellington City Council, 1995.

#### ***Newspapers***

*Evening Post*, Volume LXI, Issue 116, 18 May 1901, Page 1

*Free Lance*, Volume IV, Issue 160, 25 July 1903, Page 20

"Maternity Hospital," *Evening Post*, Volume LXIX, Issue 87, 13 April 1905, Page 6

"Land Transfer Act Notice," *Free Lance*, Volume V, Issue 252, 29 April 1905, Page 9

"St. Helens Hospital," *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6

"Sick and infirm: Hospitals and charitable aid," *Evening Post*, Volume LXXIV, Issue 44, 20 August 1907, Page 8

"Maternity Home," *Evening Post*, Volume LXXVII, Issue 57, 9 March 1909, Page 7

"A Great Work," *Evening Post*, Volume LXXXIV, Issue 2, 2 July 1912, Page 3

"Personal Matters," *Evening Post*, Volume LXXXIX, Issue 28, 3 February 1915, Page 8

"Mr. George Luke's Funeral," *Evening Post*, Volume LXXXIX, Issue 30, 5 February 1915, Page 8

"Deaths," *Evening Post*, Volume XCIX, Issue 104, 3 May 1920, Page 1

"Deaths," *Evening Post*, Volume CXXXIII, Issue 116, 19 May 1942, Page 1

#### ***Certificates of Title***

CT 141/43

CT 148/104

CT 161/208

CT 198/264

CT 224/42

WN44D/786

## 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?*

This house is a good representative example of a large middle class residence built at the turn of the century. Symmetrical about the front entrance, it is notable for the corner bay windows and an interesting double-storey porch-balcony set under a projecting gable – an elegant feature of an otherwise minimally decorated façade.

**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 not visible from the street

**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?*

The St Helen's Maternity Hospital, which was established in 1905 as the first such government owned maternity hospital in the country, occupied this building from 1909-1912 while a purpose built maternity hospital was constructed.

This building also has some historic value for its long use as an Alcohol and Drug Rehabilitation Centre.

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

#### **Scientific Value:**

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

Pre-1900 house and located within the Central City NZAA 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 example of a large timber villa built at the turn of the century.

**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?*

The façade of the building remains largely intact with a high level of original detailing, despite the modifications to northern wall which was re-clad in 2012.

**Local/Regional/National/International**

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

This building is of local importance, as it contributes to the history of Newtown.



## 5.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	N	
WCC Records – building file	Y	1041-16-ADE265
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	N	
Plan change?	N	
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files	Y	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	Nothing found

### Background research

#### PEOPLE WHO LIVED AT 265 ADELAIDE ROAD

Mary Ann Millner <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=CHP19180914.2.9&srpos=3&e=-----10--1----0%22265+adelaide+road%22-->

1929 – George Clements <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19291003.2.34.4&srpos=2&e=-----10--1----0%22265+adelaide+road%22-->

<b>Maternity Hospital (1995 Heritage Inventory)</b>
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- |   |
|---|
| <ul style="list-style-type: none"> <li>- 1905 St Helens Maternity Hospital established – first maternity hospital in country</li> <li>- c1909-1912 St Helens Maternity Hospital (1912 moved to new building)</li> </ul> |
|---|

### First State maternity Hospital

In 1905 the country's first maternity hospital was established in Wellington.<sup>25</sup>

- Established by government under powers of Midwives Act 1904
- Humanitarian scheme of Seddon
- Private paying patients
- Qualify as midwives “where pupil nurses can be instructed in all duties required for the welfare of mother and infant during and immediately after childbirth” – in the past had to go to Australia or Britain
- “government secured a large building... 24 rooms, recently erected in Rintoul street”
- “in course similar hospitals will be established in Auckland, Christchurch and Dunedin
- All 4 hospitals to have the same designation: “St Helens Hospital” – after “St Helens, Lancashire”
  - o birthplace of the Right Hon R J Seddon, PC LLD, Premier of New Zealand
  - o claims to be first town which adopted a system of “milk stations” – for patient, particularly children – “to whom pure milk is a necessity.”
- “are the first fruits of Mr Seddon’s scheme for the preservation of child-life”<sup>26</sup>
- The first matron was Miss E L Wyatt<sup>27</sup>, was matron of Blenheim Hospital. Sub-matron Miss Piper, who nursed in South Africa during the war.<sup>28</sup>
- Provide for those who couldn’t afford the usual expensive fees and to train midwives in NZ.<sup>29</sup>
- First building: “western side of Rintoul St, near Athletic Park...private house leased by government.”<sup>30</sup>
- £1 to £1 10s per week<sup>31</sup>
- Midwives would go to people’s houses - £1 “covering attention for ten days”
- 29 May 1905 - occupied<sup>32</sup>
- Second established in Dunedin – officially opened October 1905 by Seddon
- “taking as indoor patients married women only”<sup>33</sup>

<sup>25</sup> “MATERNITY HOSPITAL,” *Evening Post*, Volume LXIX, Issue 87, 13 April 1905, Page 6

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050413.2.65&srpos=1&e=-1905---1905--10--1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>26</sup> Wanganui Herald, Volume XXXIX, Issue 11538, 19 April 1905, Page 5 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=WH19050419.2.18&srpos=9&e=-1905---1905--10--1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>27</sup> “ST. HELENS HOSPITAL,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.55&srpos=5&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>28</sup> “ST. HELENS HOSPITAL,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.55&srpos=5&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>29</sup> “ST. HELENS HOSPITAL,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.55&srpos=5&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>30</sup> “ST. HELENS HOSPITAL,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.55&srpos=5&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>31</sup> “ST. HELENS HOSPITAL,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.55&srpos=5&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>32</sup> “Page 8 Advertisements Column 8,” *Evening Post*, Volume LXIX, Issue 123, 26 May 1905, Page 8 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19050526.2.77.8&srpos=6&e=-1905---1905--10--EP-1-byDA---0St+Helens+Maternity+Hospital+-->

<sup>33</sup> “LOCAL AND GENERAL,” *Evening Post*, Volume LXX, Issue 149, 21 December 1905, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19051221.2.33&srpos=11&e=-1905---1905--10--EP-11-byDA---0St+Helens+Maternity+Hospital+-->

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Building unsuitable<sup>34</sup>

- by 1907 the hospital was very busy... house was proving unsuitable... signed a lease for another year
- became too small (lasted 4 years)

By March 1909 – was operating from Colombo Street  
Colombo Street

- Temporary maternity home
- Larger than rintoul - rented
- “Found unsuitable in many respects. There is no provision for the nurses, who have to live in a house on the other side of the street. Only fifteen patients can be accommodated. Some ten nurses are being trained there now... the institution is primarily intended for the treatment and nursing of the wives of men earning less than 3 per week...”<sup>35</sup>

Auckland – June 1906

Purpose built maternity hospital<sup>36</sup>

- provisions for 30 patients, plus accommodation and training for 15 nurses annually
- built by May 1912<sup>37</sup>
- opened 2 July 1912 – Coromandel street<sup>38</sup>

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<sup>34</sup> “SICK AND INFIRM. HOSPITALS AND CHARITABLE AID,” *Evening Post*, Volume LXXIV, Issue 44, 20 August 1907, Page 8 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19070820.2.90&srpos=8&e=-1907---1908--10-EP-1-byDA---OSt+Helens+Maternity+Hospital->

<sup>35</sup> “MATERNITY HOME,” *Evening Post*, Volume LXXVII, Issue 57, 9 March 1909, Page 7 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19090309.2.65&srpos=2&e=-1909---1909--10-EP-1-byDA---OSt+Helens+Maternity+Hospital->

<sup>36</sup> “MATERNITY HOME,” *Evening Post*, Volume LXXVII, Issue 57, 9 March 1909, Page 7 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19090309.2.65&srpos=2&e=-1909---1909--10-EP-1-byDA---OSt+Helens+Maternity+Hospital->

<sup>37</sup> “Page 6 Advertisements Column 4,” *Evening Post*, Volume LXXXIII, Issue 103, 1 May 1912, Page 6 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19120501.2.52.4&srpos=3&e=-1912---1912--10-EP-1-byDA---OSt+Helens+Maternity+Hospital->

<sup>38</sup> “A GREAT WORK,” *Evening Post*, Volume LXXXIV, Issue 2, 2 July 1912, Page 3 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19120702.2.27&srpos=5&e=-1912---1912--10-EP-1-byDA---OSt+Helens+Maternity+Hospital->

## Ownership history

*Pre 1905 – requires a search of the Deeds Index at National Archives*

**1905** George Luke and Thomas Cooper, builders and contractors (Section 943, and part Section 941, City of Wellington) (CT 141/43)

### **GEORGE LUKE**

Died suddenly at home aged 50

PM of Masonic Lodge Brooklyn

Former President of the Wellington Builders Association

“PERSONAL MATTERS,” Evening Post, Volume LXXXIX, Issue 28, 3 February 1915, Page 8

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19150203.2.128&srpos=2&e=-02-1915--02-1915--10--1-byDA---0%22George+Luke%22-->

Youngest brother of the Mayor, Mr J P Luke

Evening Post, Volume LXXXIX, Issue 31, 6 February 1915, Page 6

38 Thompson Street (1915 address)

Evening Post, Volume LXXXIX, Issue 29, 4 February 1915, Page 2

Funeral

“the respect in which (he) was held was evidenced by the large attendance at his funeral”...

“prominent member of the Webb-street Primitive Methodist church, and with his partner (Mr Cooper) he erected the chapel in which his funeral service was held.”

“MR. GEORGE LUKE'S FUNERAL,” Evening Post, Volume LXXXIX, Issue 30, 5 February 1915, Page 8

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19150205.2.153&srpos=7&e=-02-1915--02-1915--10--1-byDA---0%22George+Luke%22-->

### **THOMAS COOPER**

Died 3 May 1920

“DEATHS,” Evening Post, Volume XCIX, Issue 104, 3 May 1920, Page 1 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19200503.2.3&srpos=1&e=-05-1920--05-1920--10--1-byDA---0%22Thomas+Cooper%22-->

**1906 – subdivided**

**1906** George Luke and Thomas Cooper, builders and contractors (Lots 1-11 on District Plan number 1670 and Section 943, and part Sections 941 and 945, City of Wellington) (CT 148/104)

**1907** George Luke and Thomas Cooper, builders (Lots 1-8 on District Plan number 1670 and part Sections 941, 943, and 945, City of Wellington) (CT 161/208)

**1908** Lots 1 4 5 and 6 mortgaged to Sir Kenneth Douglas (CT 161/208)

**1908** Lots 2 and 8 (???) (CT 161/208)

**1910** George Luke and Thomas Cooper, builders (Lots 2, 3, 4, 5, 6, 8 and part of lots 1 and 9 on District Plan number 1670, being part of Sections 941, 943, and 945, City of Wellington) (CT 198/264)

**11 February 1914 mortgagee sales (one in 1914, three in 1923)**

1914 Sir Kenneth Douglas (under power of sale in mortgage 65537) to Charles William MacLoughlin (Lot 8 and parts of lots 2, 3 and 9 on District Plan 1670) (CT 198/264)

Legal access to Adeliade Road lost

1914 Charles William MacLoughlin, Metaphysician (CT 198/264, CT 224/42)

“Charles MacLoughlin, a ‘metaphysician’, and his wife Mary then lived here, and from Charles’ death in 1931 until 1943 Mary ran a boardinghouse from the building.” *NZHPT Field Record Form #3598*

1930

Charles William Valentine MacLoughlin (BDM online ref 1930/1991)  
Aged 65

Karori cemetery search

MCLOUGHLIN, CHARLES WILLIAM VALENTINE, 65, 30-05-1930, Karori.

1931 Transmission to Mary Livingston of Wellington, Widow (CT 224/42) (*I have assumed this is Mary Livingston-MacLaughlin, wife of Charles*)

1942

Mary Lingston-MacLaughlin<sup>39</sup> Died May 18 1942, at Otaki Beach Hospital, Aged 78, Beloved mother of Mrs A H Smith, 39 Palm Avenue, Lyall Bay

Karori cemetery search:

1942 Mary Livingston MacLoughlin (service date 20/05/1942)  
Widow

1943 Transmission (inheritance) to Alfred Henry Smith, civil servant, and Mary Smith, his wife (CT 224/42) (Daughter of Mary Livingston-MacLaughlin)

1946 Clara Theresa Elleray, spinster (CT 224/42)

1947 Eric John Polson, carpenter (CT 224/42)

1950 Wellington Hospital Board (CT 224/42)

1994 Capital Coast Health Ltd. (WN44D/786)

1998 Gateway Community Development Trust (WN44D/786)

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<sup>39</sup> “Deaths,” *Evening Post*, Volume CXXXIII, Issue 116, 19 May 1942, Page 1