

## **‘Puketiro’**

15 Cockayne Road



Images: *Charles Collins, 2015*

### **Summary of heritage significance**

- Puketiro is an unusual example of Frederick de Jersey Clere’s domestic design, and is an example of early California Bungalow design. The verandah and original detailing strongly add to the aesthetic values of the house.
- This house is primarily associated with its first owner, for whom it was built, Josephus H. Richardson. It is also associated with its architect Frederick de Jersey Clere and is one of few remaining homes in Wellington designed by Clere.
- The house is no longer as visible as it once was, so has only modest townscape values. Subdivision has encroached strongly on the house and it suffers from shading from boundary trees and houses on the eastern side. The long driveway, large front lawn, and terraced garden contribute greatly to the sense of place around Puketiro.

District Plan:	Map 21, reference 58
Legal Description:	Lot 1 DP 18185 and Lot 3 DP 18185
Heritage Area:	-
HPT Listed:	Category 2, reference 1418
Archaeological Site:	Pre 1900 Building
Other Names:	-
Key physical dates:	Built: 1896
Architect / Builder:	Architect: Frederick de Jersey Clere
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269278

Extent: Cityview GIS 2013



## 1.0 Outline History

### 1.1 History<sup>1</sup>

The house at 15 Cockayne Road, known as Puketiro, is an unusual example of Frederick de Jersey Clere's domestic architecture influenced by Californian Bungalow design.

The house is sited on land that was subdivided from the original 200 acre farm blocks in the Kaiwarra area around Porirua by Annie White, who sold this site to Josephus H. Richardson in 1893. Richardson commissioned Frederick de Jersey Clere to design the house that at the time occupied part of a 3.5 acre corner section bounded on the east by Old Porirua Road (now Nicholson Road) and on the north by Porirua Road (now Cockayne Road). Richardson had been born in Nelson in 1865, the son of one of the early settlers. In 1874 he entered the NZ Government Life Insurance Office as a cadet. Clere designed the new building for Government Insurance in 1893, and it is likely this is the reason that Richardson hired him to design the homestead. The site also included a tennis court and large garden where a number of garden parties were held.

The Richardson family lived in the homestead for some time making few changes. The 3.5 acre block originally had a number of pine trees, which were sold as firewood in 1926 when Richardson was preparing to subdivide the property.

Following the death of Josephus H. Richardson in 1932 the land was further subdivided; the sections along Cockayne and Nicholson Roads were cut off, leaving the house on the back section and accessed by a long driveway. The house remained in family ownership until the death of Emily Richardson in 1952, when it was sold to Henry G.R. Mason – a member of parliament. The house underwent some alteration in 1952 with the kitchen becoming the bathroom and pantry, the study becoming the kitchen, and the garage and driveway were upgraded. The house was also rewired, reroofed, and repainted. Mason further subdivided the property by selling off the tennis court in 1959.

In 1959 Mason sold the property to Anthony and Kerry Ellis who made a number of additions, including the construction of a double garage, swimming pool, shed and sauna, and a new carport. The house was then sold in 1989 to Mr and Mrs Mackay, who almost immediately on-sold the property to Gordon and Denise McGregor. It appears that the McGregors then placed ownership of the house with Crocus Blue Limited (directed by Gordon and Denise McGregor). The house was repiled in 1991 and alterations were carried out in 1995. In 1996 the house was sold to the Spencers, who only remained in the home for two years before selling to C. Dillon and M. Wells. In 2001 the owners carried out a number of additions and alterations including reconstructing the garage with a new workshop, mezzanine, potting shed, and adding a glasshouse. They also carried out some internal alterations to the house in 2002 constructing a new kitchen away from the centre of the house and making alterations to the family room.

Dillon and Wells are no longer the owners of 'Puketiro', having sold the house some time after 2007. The current owners (as of 2013) have not made any additions or alterations requiring a permit.

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<sup>1</sup> History adapted from: Kate Williams, 'Puketiro House, 15 Cockayne Road – Khandallah', unpublished conservation plan, prepared for David Kernohan (for university paper arch273). September 2007, 10-18.

'Puketiro' stands as a significant home in Khandallah that contributes substantially to the architectural character and integrity of the suburb. Subdivisions and alterations carried out since its construction have had some impact upon the house, but it retains use values, as well as authenticity of design, materials, and workmanship.

## **1.2 Timeline of modifications** (original plans could not be located)

- 1896 Original building construction
- 1952 15 Cockayne Road, dwelling alterations (00056:440:B33502)
- 1968 15 Cockayne Road, dwelling additions and double garage (00058:561:C26742)
- 1974 15 Cockayne Road, swimming pool (00058:917:C40554)
- 1977 15 Cockayne Road, change shed and sauna (00058:1126:C48675)
- 1977 15 Cockayne Road, carport (00058:1126:C48681)
- 1991 15 Cockayne Road, repile (00040:11:E682540)
- 1995 15 Cockayne Road, dwelling alterations (00061:128:14180)
- 2001 15 Cockayne Road, reconstruction of garage with new workshop, mezzanine, potting shed and glasshouse (00078:1020:83065)
- 2002 15 Cockayne Road, new kitchen, laundry, family room and extension to level 2 mezzanine (00078:2714:89024)
- 2003 15 Cockayne Road, re-seal driveway, addition of new strip drain between footpath and drive (00078:1042:98997)

## **1.3 Occupation history**

Not assessed

## **1.4 Architect**

### **Frederick de Jersey Clere (1856-1952)**

"Clere (1856-1952) was born in Lancashire, the son of an Anglican clergyman, and was articled to Edmund Scott, an ecclesiastical architect of Brighton. He then became chief assistant to R J Withers, a London architect. Clere came to New Zealand in 1877, practising first in Feilding and then in Wanganui. He later came to Wellington and practised there for 58 years. He was elected a Fellow of the Royal Institute of British Architects in 1886 and held office for 50 years as one of four honorary secretaries in the Empire. In 1883 he was appointed Diocesan Architect of the Anglican Church; he designed more than 100 churches while he held this position. Clere was a pioneer in reinforced concrete construction; the outstanding example of his work with this material is the Church of St Mary of the Angels (1922), Wellington. As well as being pre-eminent in church design, Clere was responsible for many domestic and commercial buildings including Wellington's Harbour Board Offices and Bond Store (1891) and Overton in Marton. Clere was also involved in the design of large woolsheds in Hawkes Bay and Wairarapa. He was active in the formation of the New Zealand Institute of Architects and served on their council for many years. He was a member of the Wellington City Council until 1895, and from 1900 a member of the Wellington Diocesan Synod and the General Synod. He was also a member of the New Zealand Academy of Fine Arts." <sup>2</sup>

<sup>2</sup> Historic Places Trust, "Fredrick de Jersey Clere", *Professional Biographies*, accessed January 29, 2013, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Cler e,+Frederick+De+Jersey>. See also biography of Clere, Frederick de Jersey (1856–1952) in the Encyclopaedia of New Zealand <http://www.teara.govt.nz/en/biographies/2c22/1>

- 1928-29: All Saints Church, Abbott Street, cnr Kenya Street Ngaio, 21 / 378
- Amp Society Building, 86-89 Customhouse Quay, (NZHPT Category I), (WCC 17 / 96)
- CBA Building, 328-330 Lambton Quay, Wellington (NZHPT Category II) (WCC 19 / 190/2)
- All Saints Church (Anglican and Methodist), 94 Hamilton Road, Hataitai, (Category II) (WCC 6 / 220)
- Old St Paul's Cathedral, (Additions to) 34 Mulgrave Street, Thorndon, (NZHPT Category I) (WCC 18 / 221)
- Our Lady Star of the Sea Convent Chapel (Catholic), 16 Fettes Crescent, Seatoun (NZHPT Category II) (WCC 7 / 120)
- St Andrew's on the Terrace. 28-30 The Terrace (NZHPT Category I) (WCC 17 / 288/1)
- St Gerard's Monastery, (additions to) 73-75 Hawker Street, Mt Victoria (NZHPT Category I) (WCC 12 / 143 and 144 )
- St Mary of the Angels Church (Catholic), 17-27 Boulcott Street (NZHPT Category I) (WCC 17 / 35)
- Wellington Harbour Board Head Office and Bond Store, 2-3 Jervois Quay (NZHPT Category I) (WCC 17 / 160)
- Wellington Harbour Board Wharf Office Building (Shed 7), Jervois Quay (NZHPT Category I) (WCC 17 / 161)
- Wellington Rowing Club Building Taranaki Street Wharf (NZHPT Category I) (WCC 17 / 284)
- Brandon House, 20 Brandon Street (WCC 17/ 38)
- St John's Church, corner of Bassett and Ironside Roads, Johnsonville (WCC 23 / 364)
- Chinese Mission Hall, 40-46 Frederick Street (WCC 16 / 124)
- St Mary's College Main Building, 15 Guildford Terrace (WCC 18 / 138) (NZHPT Category II)
- St Mary's Anglican Church, 168-170 Karori Road (NZHPT Category II), (WCC 11/ 170)
- Bats Theatre, 1 Kent Terrace (WCC 12, 16 / 436)
- Kelburn Chambers, 280 – 284 Lambton Quay (NZHPT Category II), (WCC 17 / 188)
- St Matthias Church, Makara (NZHPT Category II), (WCC 9 / 196)
- Fire Station Apartments, 12-14 Murphy Street (NZHPT Category II) (WCC 18 / 225)

## **2.0 Physical description**

### **2.1 Architecture**

The prevailing style of this house is the California Bungalow, with Clere's ecclesiastical experience influencing the design of the interiors. The house has a low pitched roof, shingles in the gable ends and timber lined ceilings that follow the roof slope. The house is oriented to best capture the sun rather than toward the street, and has a T hallway rather than the more traditional central hall.



## **2.2 Materials**

- Rimu
- Matai flooring
- Totara weatherboards
- Corrugated steel roofing

## **2.3 Setting**

Sited at the top of a hill, and set back from the street frontage, the setting of Puketiro is not as dominant as it once was. For many years it remained the only house on the hill top 3 acre section, which was bounded by two roads and a stream. Subsequent subdivision has encroached strongly on the house, and it suffers on the west and east sides from shading from boundary trees and houses on the eastern side. The long driveway, large front lawn, and terraced garden give the house an attractive setting that helps to frame the large and spectacular verandah.

### 3.0 Sources

Clere, Frederick de Jersey (1856–1952) in the Encyclopaedia of New Zealand  
<http://www.teara.govt.nz/en/biographies/2c22/1>

Historic Places Trust. "Fredrick de Jersey Clere". *Professional Biographies*. Accessed January 29, 2013,  
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Clere,+Frederick+De+Jersey>.

Williams, Kate. 'Puketiro House, 15 Cockayne Road – Khandallah'. Unpublished conservation plan, prepared for David Kernohan (for university paper arch273). September 2007.

#### **Wellington City Archive**

- 1952 15 Cockayne Road, dwelling alterations (00056:440:B33502)
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## 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?*

Puketiro is an unusual example of Frederick de Jersey Clere's domestic design, and is an example of early California Bungalow design. The verandah and original detailing strongly add to the aesthetic values of the house.

**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 house is no longer as visible as it once was, so has only modest townscape values. Subdivision has encroached strongly on the house and it suffers from shading from boundary trees and houses on the eastern side. The long driveway, large front lawn, and terraced garden contribute greatly to the sense of place around Puketiro.

**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?*

This house is primarily associated with its first owner, for whom it was built, Josephus H. Richardson. It is also associated with its architect Frederick de Jersey Clere and is one of few remaining homes in Wellington.

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

The house is built on land subdivided from the original 200 acre farm blocks in the Kaiwarra area around Porirua. It is associated with the subdivision and development of Khandallah as a suburb, and more generally the development of Wellington.

#### **Scientific Value:**

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

This house was constructed pre 1900 in an area known to be associated with pre 1900 human activity. Exact risk is unknown.

**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?*



There is some technical interest in the high degree of skill and attention to detail present in this house, particularly the front façade and the timber detailing in the hall.

**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?*

This house is a now rare example of Frederick de Jersey Clere's domestic architecture in Wellington.

**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?*

This house has been through a number of alterations but retains significant materials from the time of its construction. Modifications have had few negative affects upon the heritage value of the house.

**Local/Regional/National/International**

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

This is a locally significant residence due to its historical associations, its architectural quality, its technical interest, and its authenticity.

## 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*