

House

10 Farm Road



Image: *Charles Collins, 2015*

Summary of heritage significance

- This house is of architectural value as a representative example of a bay villa built in the first decade of the 20th century. It has some special features, including the ornate decorative work of the bay windows and front porch, and the joinery and plasterwork inside.
- This house is historically associated with the Platt family. The family business was responsible for decades of very fine interior and exterior plaster work on Wellington's finest buildings in the late 19th and early 20th centuries. They also went on to become Northland's most influential speculative builders, with houses dotted all over the suburb, all exhibiting the same attention to detail and quality plasterwork.
- This house is of modest townscape value for the visual interest that it contributes to the streetscape and as a local landmark due to the mature Ti Kouka in the front garden and the lion statue.

District Plan:	Map 11, reference 113
Legal Description:	Lot 11 DP 1087
Heritage Area:	
HPT Listed:	Category II, reference 3605
Archaeological Site:	Risk unknown, pre 1900 activity in area
Other Names:	Lion House
Key physical dates:	Built: 1901-02
Architect / Builder:	Builder: Walter and Edmund Platt
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269283

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

This house is one of four houses built in Northland by and for the Platt family. The house at 10 Farm Road was built for Walter Platt, son of plasterer Edmund Platt, who arrived in Wellington from England in 1876. Edmund and his family eventually settled in Northland and each male family member proceeded to build houses in the suburb. Edmund Platt established a successful plastering firm and his sons all became tradesmen. The family turned to building speculation around 1905, when the production of large fibrous plaster sheets and mass production of ornamentation began to affect the viability of smaller firms such as the Platt's. The Platt's concentrated their efforts on the new subdivisions in Northland.

The land that the house occupies was once part of the large Pharazyn estate, and when the land became available the family bought a number of lots, presumably sometime around 1900. The house was built in 1901-02, as per the foundation stone which still exists under the house, and that lists Walter and Edmund Platt as the builders. The house gets its nickname from the plaster lion sitting on the lintel over the path gate, which is identical to some that Walter and Edmund made for a fountain at Cornwall Park, Hastings in 1912.

Walter Platt lived in the house until his death in 1954. The house was then transferred to his widow Emily, who stayed in the house until her own death in 1971. The new owners Anthony and Ianthe Taylor made some internal changes to the house including new archways between the dining room, living room, and hall and a new kitchen. University lecturer Alan Jones and his wife Gillian purchased the house in 1978 and remain the owners. The built a new laundry in 1981 and this remains the only listed alteration.

1.2 Timeline of modifications (original plans could not be found)

1901 Building construction
1981 10 Farm Road, dwelling additions and alterations – laundry
(00058:1323:C55758)

1.3 Occupation history

1901 Walter and Emily Platt
1971 Anthony and Ianthe Taylor
1978 Alan and Gillian Jones

1.4 Architect

Builder: Walter and Edmund Platt

¹ History adapted from: Michael Kelly and Chris Cochrane, '10 Farm Road', unpublished heritage assessment, prepared for the Wellington City Council, 2001.

2.0 Physical description

2.1 Architecture

The house at 10 Farm Road is one of a row of single storey villas. It stands close to the road with several mature Ti Kouka in the garden. It has a gate surmounted by a large supine lion on the left, which gives the place its colloquial name of 'lion house'. There is a garage on the right. The house is a single storey villa with a double gable roof form. There is a splayed bay window to each gable, with moulded panels below the double hung window and small attached columns running between them. Between the bays, a central front porch also has a splayed form. The porch is supported on two round Corinthian columns with cut-out fretwork panels between.

The foundations of the house are concrete, the cladding rusticated weatherboards, and the roof cladding is corrugated iron. The original chimney with corbelled brickwork is still intact, as are the fireplace surrounds inside. Interior spaces are reported to contain superb plasterwork including roses and cornices, with columns in the front hall. Interior linings are lath and plaster.

2.2 Materials

- Rusticated weatherboard
- Corrugated iron roofing
- Brick chimney
- Concrete foundations
- Plaster

2.3 Setting

This house is situated on Farm Road in the suburb of Northland. It is not visible from the main thoroughfare of Northland Road or the Northland shops. 10 Farm Road has modest streetscape values, much enhanced by the local landmark value of the lion.

3.0 Sources

Kelly, Michael, and Chris Cochrane. '10 Farm Road'. Unpublished heritage assessment, prepared for the Wellington City Council, 2001.

Wellington City Archive

1981 10 Farm Road, dwelling additions and alterations – laundry
(00058:1323:C55758)

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 of architectural value as a representative example of a bay villa built in the first decade of the 20th century. It has some special features, including the ornate decorative work of the bay windows and front porch, and the joinery and plasterwork inside.

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 modest townscape value for the visual interest that it contributes to the streetscape and as a local landmark due to the mature Ti Kouka in the front garden and the lion statue.

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?*

This house has group value as one of four houses built for and by the Platt family in Northland. It is also valuable as one of a group of one storey villas on Farm Road.

Historic Value:

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

This house is historically associated with the Platt family. The family business was responsible for decades of very fine interior and exterior plaster work on Wellington's finest buildings in the late 19th and early 20th centuries. They also went on to become Northland's most influential speculative builders, with houses dotted all over the suburb, all exhibiting the same attention to detail and quality plasterwork.

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?*

Risk unknown – Pre 1900 activity associated with area.

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?*

This house has some technical value for the evidence that it provides on the materials that were in use and the construction methods at the time, in particular as it was the home of tradesmen of some repute.

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?*

This house contributes to the sense of place and continuity in Northland due to the retention of its original features and its long standing place on the street.

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 bay villa from the turn of the century. It is 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 retains a significant amount of authenticity having had few exterior modifications.

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 of local significance due to its association with the Platt family, who were notable Wellington tradesmen around the turn of the century, as a representative of a bay villa, and for the contribution that it makes to the streetscape in Northland.

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)		