

## **Rawson House and Dental Surgery (Former)**

97 The Terrace



Photo: *Charles Collins, 2015*

### **Summary of heritage significance**

- The building is a rare surviving example of a domestic scale house of the type that was once common on The Terrace.
- It is notable for its brick and rendered ornamentation although its aesthetic value is reduced by the loss of the original cupola, and by the installation of a modern mansard roof.
- The building is typical of the mixed use medical surgery and residence inhabited by doctors and dentists of the late 19<sup>th</sup> and early 20<sup>th</sup> century. It is a reminder of an earlier phase of in the development of The Terrace when the street was lined with houses.

District Plan:	Map 17 ref 292
Legal Description:	Pt Sec 487 Town of Wellington
Heritage Area:	None 2012
HPT Listed:	Historic Place - Category II, Ref 3616
Archaeological Site:	Central City NZAA R27/270
Other Names:	Rainey Collins Building 11 Woodward Street
Key physical dates:	1904 permit, 1906 constructed, 1985 roof addition
Architect / Builder:	Crichton and McKay
Former uses:	Dental surgery and residence
Current uses:	Restaurant /retail and commercial office space
Earthquake Prone Status:	Section 124 notice served 30/03/2012 SR 165664 Notice Expires 30/03/2027.

Extent: Cityview GIS 2012



## 1.0 Outline History

### 1.1 History

A prominent dentist, Herbert Pearson Rawson (1853-1926)<sup>1</sup>, built this residence and surgery in 1906.<sup>2</sup> The architects were Crichton and McKay and the builder W.D. James. Herbert Rawson was born in London and his family emigrated to New Plymouth when he was a young boy. Rawson was said to have had “vivid memories of the early pioneering days” when his older brothers served as soldiers during the Taranaki wars and Herbert, his sister and younger brother were sent to safety in Nelson. He was a pupil of his brother, the dentist Henry Rawson, and took over Henry’s dental practice in 1878.<sup>3</sup> Herbert then went on to be the first president of the Dental Association and was instrumental in enactment of the first Dental Act.<sup>4</sup> He was injured in the Ongaia train crash in 1923 and died in 1926 at the age of 74.

Woodward Chambers was noted by the *Progress* architectural magazine in 1906 for its innovative flat roof constructed on the “P&B method”, a proprietary product supplied by the Paraffine Paint Company of San Francisco, and also used on the nearby D.I.C. building. The system comprised of a layer of roofing felt over-laid with something akin to hot asphalt and topped with a layer of gravel. The roof terrace was designed to serve as a garden/outdoor space for a house that occupied almost its entire inner city site, and gave extensive views across the city and harbour.<sup>5</sup> Herbert Rawson was noted as a “most enthusiastic gardener” and later moved his family to Seatoun, where he established a large garden.<sup>6</sup> Woodward Chambers remained in the ownership of the Rawson family until the 1970s<sup>7</sup>, but had by then been converted for commercial use.

The house was shorn of a substantial corner tower, parapets and chimneys in 1949, probably as a response to the 1942 Wairarapa earthquake. It was occupied by the law firm Rainey, Collins and Armer (now Rainey, Collins Lawyers) for many years, and was altered considerably by Athfield Architects in 1986, when the roof terrace was replaced with a modern mansard roof. In 2012 the building was occupied retail and café tenancies on the ground (Woodward Street) floor level and a mix of commercial tenancies on the upper floors.

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<sup>1</sup> Note: This report is an updated version of the WCC Heritage Building Inventory 2001 ref Terr 5; PERSONAL MATTERS *Evening Post*, 24 September 1926, Page 9

<sup>2</sup> RESIDENCE OF MR. H. P. RAWSON, WELLINGTON. *Progress*, 2 July 1906, Page 232; Note: the building was completed two years before the date stamp on the permit drawings that were received by the WCC in November 1908.

<sup>3</sup> The Cyclopaedia of New Zealand [Wellington Provincial District] 1897  
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d27-d2.html>

<sup>4</sup> OBITUARY *Evening Post*, 23 September 1926, Page 15

<sup>5</sup> *Progress*, 2 July 1906, Page 232

<sup>6</sup> OBITUARY *Evening Post*, 23 September 1926, Page 15

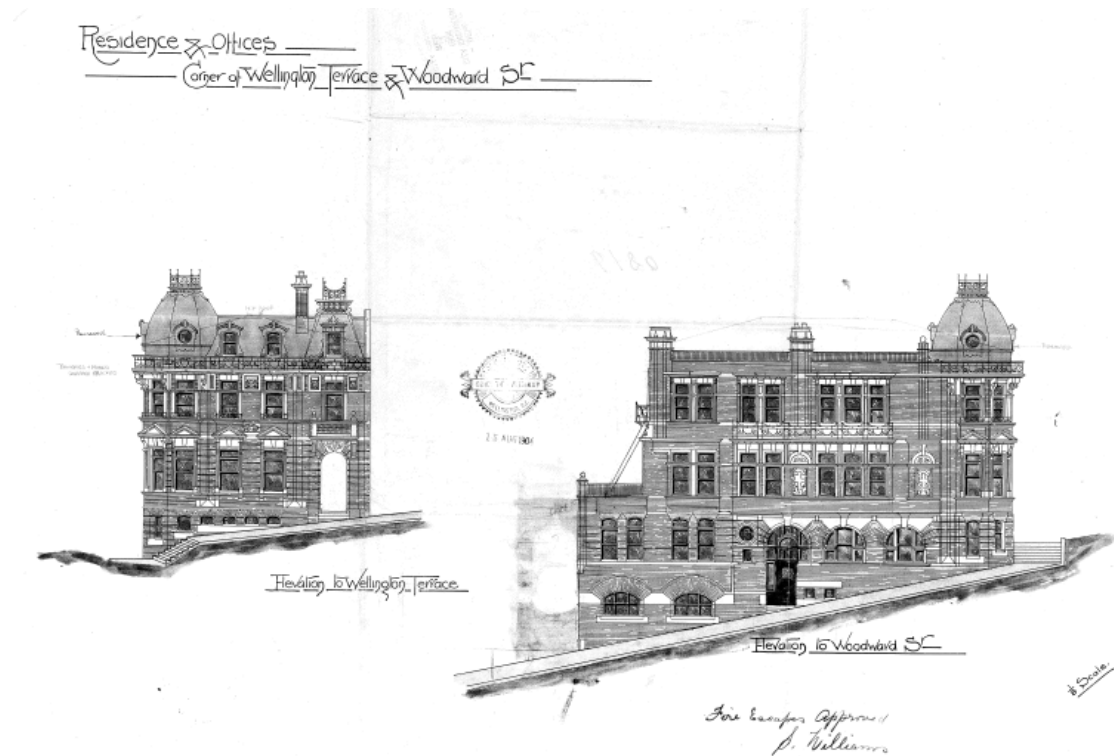
<sup>7</sup> *Evening Post* 28/12/1974



The Rawson house roof terrace in 1906<sup>8</sup>



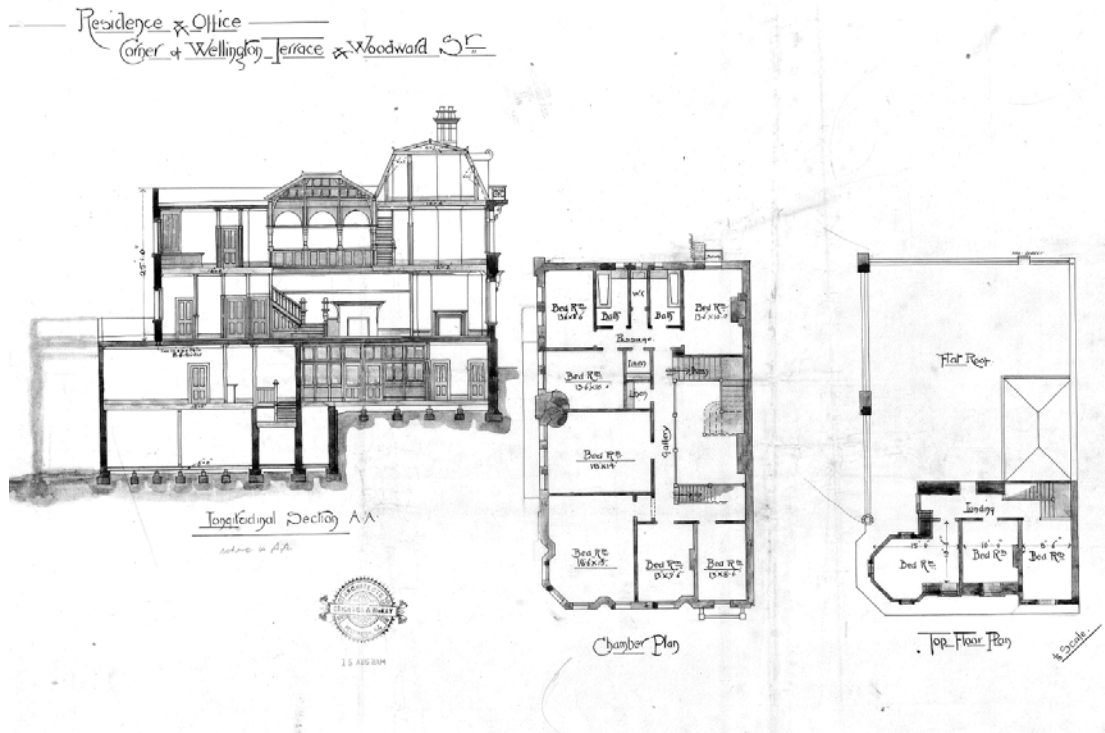
The Rawson house from the corner of Wellington Terrace (The Terrace) and Woodward Street.



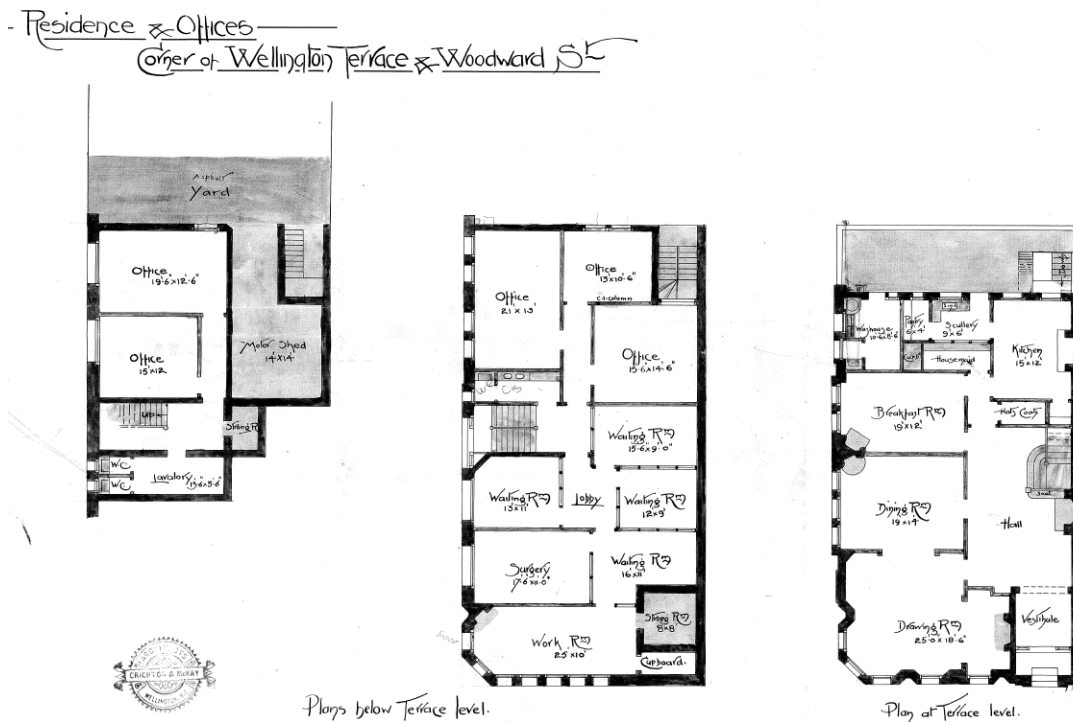
1904 original elevations as proposed<sup>9</sup>

<sup>8</sup> Photograph by Hardie Shaw from RESIDENCE OF MR. H. P. RAWSON, WELLINGTON, *Progress*, 2 July 1906, Page 232

<sup>9</sup> Original plans WCC Archives ref 00053\_112\_6180-plans



1904 section, roof plan and first floor (Terrace) plan as proposed<sup>10</sup>



1904 basement, ground (Woodward Street) and ground (Terrace) plans as proposed<sup>11</sup>

<sup>10</sup> Original plans WCC Archives ref 00053\_112\_6180-plans

<sup>11</sup> Original plans WCC Archives ref 00053\_112\_6180-plans



## 1.2 Timeline

1891	The land was owned by Josephine Love who leased it to various lessees <sup>12</sup>
Unknown date	A right of way was noted on the title
1902	The land was subdivided and the section at the corner of Woodward Street and Wellington Terrace was sold to Herbert Pearson Rawson of Wellington, a Dentist. <sup>13</sup>
1904-1906	Rawson built a dental surgery and private residence on the site.
1927	Transmission to Herbert Rawson's executors
1935	Transferred to Alice Wilmot Davison, Elaine Beatrice Holmes and Herbert Jack Rawson (Herbert Pearson Rawson's adult children).
1949	Corner tower, parapets and chimneys removed
1959	Property transferred to Glastonbury Investments Ltd. (presumably owned by the Rawson family).
1970s	The Rawson family sold the property
7/2/1984	The building was removed from the heritage list on the District Scheme
1986	Roof extension designed by Athfield Architects.
1995	The building was included in the 1995 WCC Heritage Inventory

## 1.3 Architect

### Crichton, McKay & Haughton

William Crichton (1862 – 1928) was born in Cornwall and was trained as an architect in the office of James Hicks of Redruth. He arrived in New Zealand in 1879 and joined the Colonial Architects Office where he “designed several of the largest public buildings in the Colony.”<sup>14</sup> Crichton established a private practice in 1891 when he was “retrenched” due to a reduction in size of the public service. He went into partnership with James Hector McKay in 1901 to form Crichton and McKay.

James Hector McKay (d. 1944) was probably originally from Scotland and arrived in New Zealand from Australia in 1890.<sup>15</sup> He established an architectural partnership with Robert Roy MacGregor which lasted from 1898-1901, before he formed Crichton and McKay with William Crichton. McKay returned to Britain on his retirement in 1926.<sup>16</sup>

Vivian Haughton (1891 – 1956) joined the practice of Crichton and McKay in 1909 as a pupil, served at Gallipoli in WWI and received a “severe head wound” at the Somme.<sup>17</sup> He became a partner in 1926 and sole principal in 1928, as by then Crichton had died and McKay had retired. In 1935 Haughton went into partnership with William McKeon (1896-1973) and in 1952 Haughton established Haughton and

<sup>12</sup> CT vol 60 folio 18

<sup>13</sup> CT vol 445 folio 276

<sup>14</sup> *The Cyclopaedia of New Zealand [Wellington Provincial District] 1897*

<sup>15</sup> DNZB entry for McKay from [www.teara.govt.nz](http://www.teara.govt.nz)

<sup>16</sup> Dictionary of New Zealand Biography (DNZB) database entries for individuals are available from [www.teara.govt.nz](http://www.teara.govt.nz); Bullyment Fortune website accessed July 2012

[http://www.bulleymentfortune.co.nz/BFA\\_history.html](http://www.bulleymentfortune.co.nz/BFA_history.html)

<sup>17</sup> Bullyment Fortune website accessed July 2012

[http://www.bulleymentfortune.co.nz/BFA\\_history.html](http://www.bulleymentfortune.co.nz/BFA_history.html)

Sons<sup>18</sup> with his son R.B (Bob) Haughton, who later became president of the NZIA, as did William McKeon in 1945-1946.

After Vivian Haughton's death in 1956 the firm became Haughton and Mair. Lindsay Mair was the son of Government Architect John Mair, and in the 1980s the practice became Bulleymont Fortune Architects (BFA).

Crichton, McKay and Haughton were a prominent Wellington architectural practice and designed a number of fine buildings including the Missions to Seamen Building (1903-4), the Alexandra Road Fever Hospital (1918-1920), Braemar (1924), the Huddart Parker Building (1924), and the Dominion Building (1926-28).<sup>19</sup>

## **2.0 Physical description**

### **2.1 Architecture**

This Edwardian townhouse is the only domestic-scale building left in the commercial zone on the eastern side of The Terrace. The construction is load-bearing brick masonry on reinforced-concrete foundations and piles. The ground (Woodward Street level) floor, and basement of the building were designed as a self contained dental surgery, and the first and second storeys comprised the living accommodation and was accessed from Wellington Terrace (later renamed The Terrace).

The principal feature of the building is the projecting, two-storey window arrangement on The Terrace/Woodward Street corner. In common with the other windows, all the moulding and detail has been faced in plaster, featuring bracketed square hoods on the first floor, and small balustraded balconies on the (Terrace) ground floor. The corner was originally capped by a fine turret that has since been demolished. A steel-clad attic storey has been built over the original roof garden and terrace. One interesting feature of the building is the rustication of the brickwork on the ground floor.

This feature, in combination with the heavily-sculptured windows, the light-toned plasterwork of string courses, cornices, and balconies, gives considerable textural variation to the facade which still preserves some landmark qualities despite the unsympathetic addition of the attic floor. It is a marker for the steps and narrow urban space of Woodward Street that connects The Terrace and Lambton Quay.

The building interior contains some fine original features particularly at the main entrance from The Terrace (2001), and an original stair.

### **2.2 Materials**

Concrete foundations  
Steel beams encased in concrete  
Brick masonry external walls  
Kauri flooring

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<sup>18</sup> NZHPT Professional Biographies accessed May 2012

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

<sup>19</sup> NZHPT Professional Biographies accessed May 2012

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

### **2.3 Setting**

Woodward Chambers occupies an unusual corner site between The Terrace and Woodward Street. Woodward Street was once a steep lane that ran from Lambton Quay to the Terrace, but has been re-graded over the past century and now provides pedestrian access to The Terrace via steps and a tunnel. The northern end of The Terrace is now predominated by high-rise commercial buildings, and Woodward Chambers is one of the few early twentieth century buildings, and the last domestic residence to remain in the commercial zone between Bowen Street and the motorway off-ramp.

The building is bounded to the south by a narrow six storey c.1960s office building that has strong horizontal bands of windows and an interesting pattern of fenestration. To the north of Woodward Street is a tall c.1970s or 80s multi-storey office building. The building's exterior is arranged in bands of stylised columns that alternate with bands of windows/ glass spandrel panels to give the building a strong vertical emphasis.

The north side of Woodward Street is predominated by high rise commercial buildings, the remaining heritage buildings occupy the south side of the street, particularly the fine Druid's Chambers(1924-25) on the corner of Lambton Quay and Woodward Street.



### 3.0 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?

The building is a rare surviving example of a domestic scale house of the type that was once common on The Terrace. It is notable for its brick and rendered ornamentation including the rustication of the brickwork of the ground floor (at The Terrace) elevations, the rendered window surrounds, and the differentiation between the Woodward Street (dental surgery) and The Terrace (residential) entrances. The aesthetic value of the building has been reduced by the loss of the original cupola, dormers and metal railing, and by the installation of a modern mansard roof.

***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 building is a local landmark at the corner of Woodward Street and The Terrace, and can be seen in strong contrast to the modern, multi-storey curtain wall buildings that otherwise dominate 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?

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

The building is typical of the mixed use medical surgery and residence inhabited by doctors and dentists of the late 19<sup>th</sup> and early 20<sup>th</sup> century. It is a reminder of an earlier phase of in the development of The Terrace when the street was lined with houses.

##### **Scientific Value:**

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

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***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?*

The building has been part of the streetscape of The Terrace for over 100 years and contributes to the sense of place and continuity of 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?*

**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?*

## **4.0 References**

Bullement Fortune website accessed July 2012

[http://www.bullementfortune.co.nz/BFA\\_history.html](http://www.bullementfortune.co.nz/BFA_history.html)

CT vol 60 folio 18

CT vol 445 folio 276

DNZB entry for McKay from [www.teara.govt.nz](http://www.teara.govt.nz)

*Evening Post* 28/12/1974

NZHPT Professional Biographies accessed May 2012

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=47>

OBITUARY *Evening Post*, 23 September 1926

PERSONAL MATTERS *Evening Post*, 24 September 1926, Page 9

RESIDENCE OF MR. H. P. RAWSON, WELLINGTON. *Progress*, 2 July 1906, Page 232;

*Progress*, 2 July 1906

The Cyclopedia of New Zealand [Wellington Provincial District] 1897

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d27-d2.html>

WCC Archives ref 00053\_112\_6180-plans

WCC Heritage Building Inventory 2001 ref Terr 5

## 5.0 Appendix

### Research checklist (desktop)

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

### Background research

#### Permits and consents (WCC Archives list)

00053:11 2:6180	Woodward Street [97 The Terrace], dwelling and offices	Applicant: Crichton and McKay. Owner: H Rawson.  Index to scans: 1-4 Plans	Building Permit/ Consent	1904
00056:36 0:B27677	97 The Terrace, alterations premises, level 3 and 4	Owner: Council of Fire, Accident Association of NZ. Builder: H G Field. Legal description: Part Section 487 Town of Wellington. Application value: £1,100. Note: This work includes rebuilding the roof and removing the tower.	Building Permit/ Consent	12 Jan 1949
00056:44 6:B33898	97 The Terrace, alter premises, level 5	Owner: Rawson Est. Builder: H G Field. Legal description: Section 487 Town of Wellington. Application value: £2,500.	Building Permit/ Consent	18 Dec 1952
00056:51 1:B38165	11 Woodward Street, [97 The terrace] alterations to premises, level 1	Owner: B D Vial. Builder: A L Cannons	Building Permit/ Consent	07 Jul 1955

00058:34 6:C14864	9-11 Woodward Street [97 The Terrace], coffee lounge, level 1	Legal description: Pt Sec 487. Owner: R York. Builder: Owner. Application value: £278	Building Permit/ Consent	12 Jun 1964
00058:10 41:C4537 5	97 The Terrace, alterations to hair salon	Legal description: town acre 487. Owner: N Tossman. Builder: Owner. Application value: \$750	Building Permit/ Consent	30 Jun 1976
00058:10 50:C4572 5	97 The Terrace, building alterations, ground floor	Owner: Rosemary Florist. Builder: Rosemary Florist. Legal description: Pt Sec 487. Application value: \$1,100. Note: also known as 9-11 Woodward Street.	Building Permit/ Consent	23 Aug 1976
00059:26: D3965	97 The Terrace, restaurant, level 4	Owner: Des and Lorraine Britten. Builder: Fletcher Development. Legal description: Part Town Acre 487. Application value: \$97,500.	Building Permit/ Consent	1986
00059:31: D4149	97 The Terrace, business additions and alterations, level 2 and 3	Owner: Shell New Zealand Pensions Ltd. Builder: Fletcher Development and Construction. Legal description: Part Town Acre 487. Application value: \$90,000.	Building Permit/ Consent	1986
00059:0:D 2541	97 The Terrace, additions and alterations	Owner: Shell NZ Pensions Ltd. Applicant: Fletcher Dev & Construction. Legal description: Part Section 487 Town of Wellington. Application value: \$420,500. Note: Roof addition and refurbishment of the existing building.	Building Permit/ Consent Microfiche	12 Feb 1986
00059:37 5:E19858	97 The Terrace, restaurant alterations, ground floor	Owner: Gib Law Formations No 94 Ltd. Builder: Steven Hanna. Legal description: Part Town Acre 487. Application value: \$15,400.	Building Permit/ Consent	1990
00059:42 5:E21371	97 The Terrace, office building partitions, level 2 and 3		Building Permit/ Consent	1990
00059:60 5:E26984	97 The Terrace, business additions and alterations, level 2 and 3	Owner: Morrison & Co (tenants). Legal description: Part Section 487 Town of Wellington. Application value: \$56,000. Note: Proposal includes level 3 plumbing: remove one toilet, three vanity units and relocate cleaners sink. New bathroom area contains: existing toilet, new vanity unit, hot water cylinder and shower.	Building Permit/ Consent	1993

00060:59: 2234	97 The Terrace, Staff toilet, ground floor	Owner: Shell Pensions NZ Ltd. Applicant: Gavin Chambers. Legal description: Part section 487. Application value: \$2,500.  Index to scans: 1-2 Plans	Building Permit/ Consent	05 Aug 1993
00061:3:1 0073	97 The Terrace, restaurant alterations	Owner: L A Miller. Legal description: Part Town Acre 487. Application value: \$11,000.	Building Permit/ Consent	31 Oct 1994
00078:57 6:52600	97 The Terrace, new bar sink and hand basin		Building Permit/ Consent	1999
00078:76 8:53001	97 The Terrace, 11A Woodward Street, alterations	Owner: Dominion Funds Ltd. Applicant: Woodward Group Ltd. Legal description: Part Town Acre 487. Application value: \$1,900. Note: Removal of internal wall and replacement with portal.	Building Permit/ Consent	1999

## Permits and Consents

9082687	Bldg Cons<500K	Bus Adds and Alts, Site Address is 97 The Terrace	Completed	28/07/1986
9081650	Bldg Cons<500K	Bus Adds and Alts, Site Address is 97 The Terrace	Completed	8/10/1986
9083194	Bldg Cons<500K	Bus Adds and Alts, Site Address is 97 The Terrace	Completed	26/09/1986
1041	BC Smallworks	Repairs to Drains, Site Address is 97 THE TERRACE	Completed	29/08/1994
2234	BC Smallworks	Plumbing Alteration, Site Address is 97 THE TERRACE	Completed	12/10/1994
9200803	Property Featur	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #803, (Restrictions and Hazards System - RHS System 1991- 2006) on 28-06-2006	To be verified	25/01/1995
10073	Bldg Cons<500K	Restaurant Adds Alts, Site Address is 97 The Terrace	Completed	16/09/1996
52600	BC Smallworks	New bar sink and hand basin.	Completed	8/02/2001
53001	Bldg Cons<500K	Additions and alterations - removal of internal wall and replace with portal	Completed	25/02/2002
97241	Bldg Cons<500K	New bar, door and signage to existing first floor restaurant	Completed	9/08/2005
160637	Bdg StrengthInv	Notice Expires 30/03/2027.	Yellow Notice Issued	30/03/2012