

Semi-Detached House

43-45 Aro Street



Image: Charles Collins - 2015

Summary of heritage significance

- This is the type of housing that was made popular in this period in San Francisco, and although semi-detached dwellings are not rare, they are relatively uncommon for Wellington, adding to their aesthetic and technical values.
- As one of two identical semi-detached houses, 43-45 has obvious townscape value and offers an important stylistic contrast with the villas and cottages opposite.
- Allied to their consistent history, these houses retain a significant amount of authenticity having had few exterior modifications.

No. 43

District Plan:	Map 16, reference 13
Legal Description:	Lot 1 DP 5493
Heritage Area:	Aro Street Cottages Heritage Area
HPT Listed:	Category II, reference 4116
Archaeological Site:	Risk unknown – known pre-1900 activity on site
Other Names:	
Key physical dates:	Built: 1903
Architect / Builder:	Builder:
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ policy – SR 269268

No. 45

District Plan:	Map 16, reference 13
Legal Description:	Lot 2 DP 5493
Heritage Area:	Aro Street Cottages Heritage Area
HPT Listed:	Category II, reference 7084
Archaeological Site:	Risk unknown – known pre-1900 activity on site
Other Names:	
Key physical dates:	Built: 1903
Architect / Builder:	Builder:
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ policy – SR 269269

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The semi-detached house at 43-45 Aro Street is one of two identical semi-detached houses that were constructed in 1903 for John Collins. Collins was a former compositor who had immigrated to New Zealand from London in 1875 and would later become Mayor of Melrose Borough. He appears to have been living in the Aro Valley since 1885, when his name is first found in the street directory. It appears that he gradually acquired a number of leases on properties from absentee Maori landlords and built houses on these sections. He had a particular interest in Sections 37 and 39 (side by side). Collins gained a lease of Lot 5 of Town Acre 39 from Tari Tahua in 1889, and in 1899 his wife Ellen purchased a portion of this land from Tari Tahua. Many of Collins properties were placed in his wife's name, a manoeuvre thought to be related to reducing tax exposure. Ellen Collins died in 1915 and the land passed to Charles Collins (presumably a son). He kept the land for six years and then sold it to Isabella Philp.

No. 43 was kept by Isabella Philp until 1927 when it was purchased by Harry Klenberg, a tailor. Prior to this, the house had had a number of different tenants, the first was Arthur Petherick, a clerk, followed by Thomas Brown, a labourer, Albert Carnegie, a glass beveller, and William Faith, a driver, occupied the house successively until the late 1940s. It would appear that the owner Harry Klenberg did not occupy the house at all during this period.

Klenberg sold the house to Lena Watson in the late 1940s and after living in the house for a short period, she on sold the house to Agnes Ormberg in 1950. The house was sold again in 1957 to Valerie Brown and the house changed hands frequently after this. During this period Vasilu Ladeny, a toymaker, and his son Zoltan Ladeny, listed as a manufacturer, occupied the house for some period.² In 1969 the house was sold to the Salvation Army, which used the house for accommodation for students at its nearby training college. When the Army left in 1982 the house was sold in 1983 to John and Clare Schwabe and in 1989 they sold the house to Andrew Armitage and Sally Hodgson (later Armitage) who were the owners until the mid 2000s. As of 2013 the owners are Nichola Shadbolt and Shane Carroll.

No. 43 has had few alterations since its construction, with the only listed modifications being a permit issued in 1998 for internal alterations to convert the kitchen/laundry area at the rear of the house into a large open kitchen.

No. 45 has had a slightly different history to No. 43 and many of the other houses that make up the Aro Street Cottages heritage area. During the early part of this house's history the house was divided into a boarding house, and among the first occupants were Jeanetta Meston, Robert Adams, a student, and Gerald Cook, a drapers assistant. By 1914 the house had been converted back into a single dwelling, and was occupied in regular succession by Bridget McGrath, John Messon, a grocer, and a Mrs C. McMahon. Like the other semi detached houses, this one was also purchased by Isabella Philp in the early 1920s, and was sold by Philp to Harold Wood, a civil servant, in 1924.

¹ History adapted from: Michael Kelly, 'Aro Valley Cottages Heritage Area – Aro Pt 2 doc', unpublished report prepared for Wellington City Council, 2002, 43-45 Aro Street.

² The last name difficult to interpret as two different spellings are included in Michael Kelly summary – could be Ladeny, Ladany, Ladanyl.

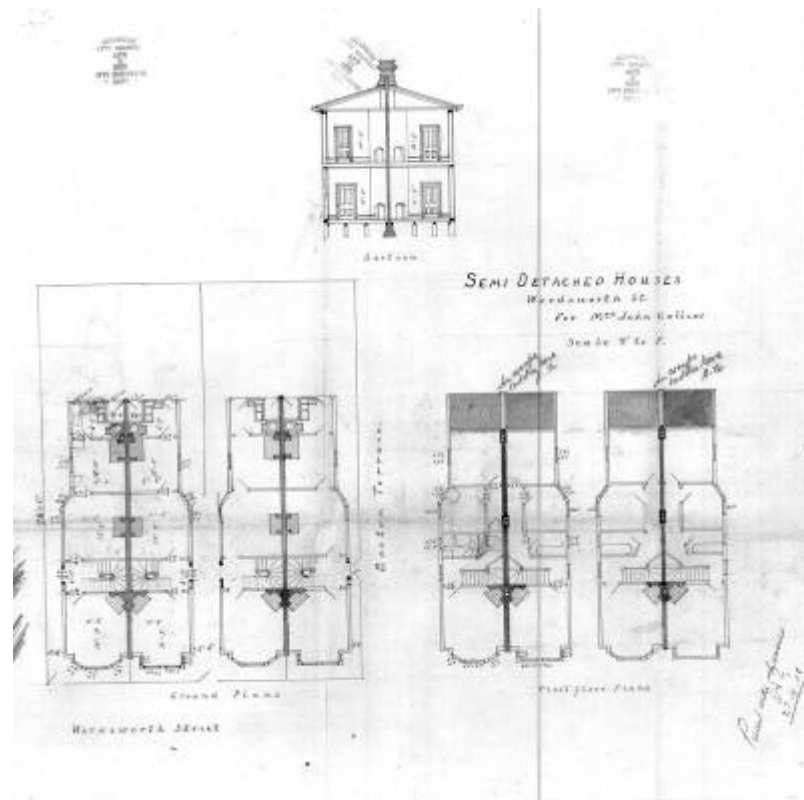
Wood occupied the house from the early 1930s until his death in 1967. The Salvation Army purchased the property that same year, using 39-45 Aro Street as accommodation for some years before moving their training college to new premises in 1982. In 1982 Stephen Raymond, a mechanic, purchased the house. In the early 2000s a Stephen Raymond Clegg was the owner (possibly the same person as the 1982 purchaser), and it is now (2013) owned by Susan Tait and Brennon Wood.

The only listed modification that is specific to No. 45 is re-piling in 1983. It has been through other interior changes carried out by owners of both buildings in 1965, 1968, and 1982.

This semi-detached house is a mirror image of that at 39-41 Aro Street. No. 43 and 45 are separated by a concrete party wall and the house shows an Italianate influence in its style and resembles terrace housing seen in San Francisco during this period. The cladding is rusticated weatherboarding, and the roofs are hipped and clad with corrugated iron. Chimneystacks are incorporated in the fabric of the party wall. The street façade has a splayed bay, incorporating three double hung sash windows, running the full height of the building. The eaves follow the lines of the bay. The main entrance is on the side of the house. The interior originally followed the traditional separation of services and living rooms on the ground floor and bedrooms above.

This house is one of a group of two identical semi-detached houses on Aro Street, situated between the William Booth Memorial Home and Boston Terrace. They contribute a significant amount of visual interest to an already distinctive streetscape, with the double bays on the street facades creating a visual rhythm across the four houses. They offer a stylistic contrast with the villas and cottages elsewhere on the street. These kinds of semi-detached houses, although not rare, are relatively uncommon in Wellington which makes these houses of aesthetic and technical interest.

1.2 Timeline of modifications



- 1903 39, 41, 43 and 45 Aro Street, four semi-detached dwellings (00053:95:5395)
- 1965 39-45 Aro Street, dwelling alterations (00058:407:C17398)
- 1968 39-45 Aro Street, outbuilding alterations (00058:564:C26862)
- 1982 39-45 Aro Street, repile (00058:0:C59936)

No. 43

- 1998 43 Aro Street, internal alterations (00078:345:47262)

No. 45

- 1983 45 Aro Street, repile (00058:0:C63884)

1.3 Occupation history

No. 43

- 1903 Arthur Petherick – Clerk
Thomas Brown – Labourer
Albert Carnegie – Glass beveller
William Faith – Driver
- 1940 Lena Watson
Vasilu Ladeny – Toymaker and Zoltan Ladeny – Manufacturer
- 1969 The Salvation Army

No. 45

1914 Bridget McGrath
John Messon – Grocer
Mrs C. McMahon
1924 Harold Wood
1967 The Salvation Army

1.4 Architect

Architect unknown

2.0 Physical description

2.1 Architecture

These semi-detached houses are two storeyed, one room wide, and in reasonable authentic condition on the exterior. The upper windows show an Italianate influence. The eaves, supported by small brackets, follow the lines of the bays and the cover board beneath the window sills are a feature of many houses from this period. The entrance to the dwellings is on the side walls which are largely unadorned, although No. 45 has a small Gothic styled hood above the doorway. The cladding of the houses is rusticated weatherboarding and the roofs are hipped and clad with corrugated iron. Chimneystacks are incorporated into the fabric of the party walls. The street façade has a splayed bay, which incorporates three double hung sash windows running the full height of the house. The interiors of the house's have been modified since their construction, but originally followed the traditional separation of services and living rooms on the ground floor and bedrooms above.

2.2 Materials

- Timber weatherboard and joinery
- Corrugated Iron roofing
- Concrete party wall

2.3 Setting

The semi-detached houses at 43-45 Aro Street are part of the group of houses and buildings that make up the Aro Street cottages Historic Area. This house is one of a group of two identical semi-detached houses that form part of the distinctive streetscape of Lower Aro Street between the large Neo Georgian William Booth Memorial Home and Boston Terrace.

The area is confined to the older, visually compatible structures that flank Aro Street, an area that has coherence as all the buildings were constructed between 1875 and 1910 and share similarities in history – predominantly that of working class people of the area – and in design and the use of construction materials. The area shares a homogeneity of design, appearance, and construction, and most of the buildings are typical of their times.

3.0 Sources

Kelly, Michael. 'Aro Valley Cottages Heritage Area – Aro Pt 2 doc.' Unpublished report prepared for Wellington City Council, 2002.

Wellington City Archive

00053:95:5395; 39, 41, 43 and 45 Aro Street, four semi-detached dwellings 27
Apr 1903
00058:407:C17398; 39-45 Aro Street, dwelling alterations 01 Jul 1965
00058:564:C26862; 39-45 Aro Street, outbuilding alterations 30 May 1968
00058:0:C59936; 39-45 Aro Street, repile 20 Aug 1982

No. 43

00078:345:47262; 43 Aro Street, internal alterations 1998

No. 45

00058:0:C63884; 45 Aro Street, repile 08 Dec 1983

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 is the type of housing that was made popular in this period in San Francisco, and although semi-detached dwellings are not rare, they are relatively uncommon for Wellington, adding to their aesthetic and technical values.

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?*

As one of two identical semi-detached houses, 43-45 has obvious townscape value and offers an important stylistic contrast with the villas and cottages opposite.

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?*

These buildings are a part of the largest collection of intact working class buildings in Wellington, giving them an important local significance. These houses should be recognised for their outstanding group heritage value.

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?*

While the historical associations may appear slight, as few of the buildings have been associated with any events of great importance, their historical significance is associated with the fact that the area has an almost unbroken history of working class life, and the houses consistently reflect this history.

Scientific Value:

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

This area of the Aro Valley is known to have been occupied pre 1900, so the risk of discovery of archaeological materials is relatively high.

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?

These houses contribute to the sense of place and continuity on Aro Street due to the retention of their original features and their 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?*

These houses are good representative of the types of dwellings that were being constructed at the turn of the century. They are 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?*

Allied to their consistent history, these houses retain 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?

These buildings are a part of the largest collection of intact working class buildings in Wellington, giving them an important local significance

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*