

Ettrick Cottage

19 Paterson Street (*relocated from 7 Austin Street in 1994*)



Image: Charles Collins - 2015

Summary of heritage significance

- Ettrick Cottage has architectural value as a rare example of a typical 1870s worker's cottage.
- The cottage has historical value for its association with Samuel Atkins and his family, who lived in the cottage for over 80 years, and as one of the first dwellings built in Austin Street, and as one of the oldest surviving houses in Mt Victoria.
- The cottage is held in high regard by the community.
- This cottage is of local value for its strong connections to the suburb of Mt Victoria.

District Plan:	Map 16, reference 18
Legal Description:	Pt lots 8,9 DP 1172
Heritage Area:	No
HPT Listed:	Category 2, register 3662
Archaeological Site:	Risk unknown (pre 1900 building, relocated)
Other Names:	
Key physical dates:	Built: c1870 Relocated: 1994
Architect / Builder:	Owner-builder: Mr Storey
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	NOT Earthquake Prone (SR 206882, 14/09/2010)

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

Built in the early 1870s, Ettrick Cottage was one of the first houses in Austin Street.¹ In 1874 builder-owner Mr Storey sold the cottage to Samuel Atkins.²

Samuel Atkins was born c.1824 in Sherwood, Nottinghamshire.³ At the age of 18 he joined the military and eventually became a Colour-Sergeant of the 2nd Seaforth Highlanders. Atkins had been much decorated for his military services, receiving Persian, Indian Mutiny, Long Service, and Meritorious Conduct Medals. After serving almost 32 years in the Imperial Army, he retired and settled in Wellington c1874.⁴

Samuel's first wife, Annie, died at home on Austin Street in May 1875 at the age of 48.⁵ It is unclear exactly how many children Samuel and Annie had together, but it may have been at least five.⁶

In 1876 Samuel married Marion Sherman.⁷ According to the Mount Victoria Historical Society, the cottage was probably named "Ettrick Cottage" as Marion was born near Ettrick Forest in Scotland c.1840.⁸ It seems only one child was born from this union, a daughter named Marion in 1881.⁹

¹ Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

² Ibid.

³ "WAR VETERAN DIES", *Dominion*, Volume 10, Issue 3046, 5 April 1917, Page 6

⁴ He may have been in Auckland prior to this, as the newspaper report of the marriage of his (potential) second daughter states that the wedding took place "at the residence of the bride's father, Auckland". See "Marriages," *New Zealand Herald*, Volume X, Issue 3625, 24 June 1873, Page 2.

⁵ *Evening Post*, Volume XI, Issue 59, 8 May 1875, Page 2. The *Evening Post* described Annie as "somewhat corpulent" (overweight), and the sudden death was attributed to "fatty degeneration of the heart." However, in evidence given to the Coroner, her husband admitted she often drank excessively. On this occasion she had been drinking, so he fed the children tea and left her in a heavy sleep when he went to work the evening shift as Night Watchman. When he returned the next morning she was laying dead in the same position he had left her in the night before. (The Coroner's Report is transcribed on this webpage: "Annie J McEwan [5939]", *THE KINGS CANDLESTICKS – Ancestors*, 2012, accessed 12 March 2013, <http://www.thekingscandlesticks.com/webs/pedigrees/5939.html>)

⁶ In the evidence to the Coroner, Samuel refers to his "children" and specifically mentions two sons (James Alexander and William). The website *THE KINGS CANDLESTICKS – Ancestors*, suggests a daughter, Margaret Mary Atkins was born in 1856 in Poona, India and died c1950. See: "Margaret Mary Atkins [2592]", *THE KINGS CANDLESTICKS – Ancestors*, 2012, accessed 12 March 2013, <http://www.thekingscandlesticks.com/webs/pedigrees/2592.html>. According to this web site she married Capt Thomas Wood on 21 June 1873 in Auckland. However the date may be slightly incorrect as a newspaper states the wedding was held on 24 June. See "Marriages," *New Zealand Herald*, Volume X, Issue 3625, 24 June 1873, Page 2. This article notes that she was the "second daughter of Mr. S. Atkins, so there is likely to have been an older sister. Another child, a daughter named Alice Maria, was born c1867. There may have been more children from this union.

⁷ Births, Deaths & Marriages Online, reference 1876/1418.

⁸ Mt Victoria Historical Society. The forest also has several literary associations which may have impacted its popularity, see http://en.wikipedia.org/wiki/Ettrick,_Scotland

⁹ Births, Deaths & Marriages Online, reference 1881/6849. According to this record, her full name was 'Marion Thennan Atkins', yet according to her obituary it was 'Marion Shennan Atkins'. See: "Deaths," *Evening Post*, Volume CXL, Issue 82, 4 October 1945, Page 1, "Funeral Notices," *Evening Post*, Volume CXL, Issue 82, 5 October 1945, Page 1, Births, Deaths & Marriages Online, reference 1945/27376.



Samuel Atkins on the porch of Ettrick Cottage, 7 Austin St, with his wife and two daughters (Photograph courtesy of Jim Atkins (descendant) Australia).¹⁰

Atkins spent many of his years in Wellington acting as night-watchman at the Government Printing Office and was an identity about town.¹¹ In 1901 he was presented to the Duke of York during the world tour of the Duke and Duchess and was congratulated on his splendid military record.¹² That year, when the Seaforth Highlanders visited Wellington, 77 year old Samuel made a conspicuous figure as he marched at the head of the procession. The *Free Lance* reported:

Sam Atkins has been looking forward, with all the zeal and anxiety of a bride for her wedding day, to the coming of the troops, and from an early hour on Saturday he strutted the town dressed, like Hooligan, in "his best suit o'clothes." The uniform was resplendent in its newness, and cast something of a reflection upon those of the Seaforths at the head of whom Sam proudly strode. But not for long did he keep up – the pace was too much for the old man, who found he was not so young as he used to be.¹³

Samuel also attended a reception for decorated war veterans held by Lord Kitchener during his visit to Wellington in 1910.

¹⁰ Photo reproduced from: Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

¹¹ "All Sorts Of People", *Free Lance*, Volume I, Issue 33, 16 February 1901, Page 3

¹² Mt Victoria Historical Society

¹³ "All Sorts Of People", *Free Lance*, Volume I, Issue 33, 16 February 1901, Page 3



Samuel Atkins (at centre with large white beard) with other New Zealand veterans at Lord Kitchener's reception in Wellington, February 1910. (Photograph taken by Zak Studios. Ref: 1/2-049591-F. Alexander Turnbull Library)

Marion Atkins died at Ettrick Cottage in 1916, aged 76.¹⁴ Having suffered ill health for several years, Samuel died just 5 months later on 3 April 1917, also at Ettrick Cottage. He was 93. His obituary reported he was probably the oldest war veteran in New Zealand.¹⁵ "Hold the Fort" was engraved on his headstone in Karori Cemetery.¹⁶

Samuel's obituary states that he left "an adult family, including two unmarried daughters who reside in Wellington."¹⁷ The two daughters were most likely Alice and Marion, who remained living at Ettrick Cottage for many years.

According to an account by Joyce Ellen Neil, life at the cottage changed once both parents had died.¹⁸ Alice, the older daughter, converted the large bedroom at the northern end to a workroom and set up a successful business as a dressmaker. The younger daughter, who Neil refers to as "May" (but must mean Marion), worked an office job, did all the cooking at home, and looked after the fowls and the garden. Neil (born 1906) recounts:

"...as the ladies came and went to the sewing room the children they brought with them stored up memories of Ettrick Cottage – thus it became almost a neighbourhood possession through two generations."

Marion still lived at 7 Austin Street when she died in 1945 aged 64 years.¹⁹ Alice died ten years later in 1955 at the age of 88.²⁰

¹⁴ "Deaths", *Evening Post*, Volume XCII, Issue 107, 2 November 1916, Page 1

¹⁵ "WAR VETERAN DIES", *Dominion*, Volume 10, Issue 3046, 5 April 1917, Page 6

¹⁶ Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

¹⁷ "WAR VETERAN DIES", *Dominion*, Volume 10, Issue 3046, 5 April 1917, Page 6

¹⁸ Joyce Ellen Neill, "The cottage that was taken for a stroll," *Legacy Magazine*, 1995. Available from the National Library of New Zealand, Ref: MS-Papers-5622.

¹⁹ "Deaths," *Evening Post*, Volume CXL, Issue 82, 4 October 1945, Page 1, and "Funeral Notices," *Evening Post*, Volume CXL, Issue 82, 5 October 1945, Page 1

²⁰ Births, Deaths & Marriages Online, reference 1955/31688



Ettrick Cottage on Austin Street in the 1960s (WC Archives, 00151:0:0775)

In 1955 the property was bought by Alois Schweizer, a carpenter. By 1957 Rose Nagy, dress designer, was also listed as an owner. After they had passed away (Schweizer in 1988²¹ and Nagy in 1989²²), ownership passed to Anton Takanyi Nagy in 1990.

With much controversy²³, in 1994 the cottage was relocated from 7 Austin Street (Lot 1 DP 72707), where it had stood for over 120 years, and Anton Nagy then built units on the Austin Street site.

There was some trouble finding a suitable site to relocate the cottage to.²⁴ Fortunately a site was found in Mt Victoria, and the cottage was moved to 19 Paterson Street, land designated for a proposed motorway by Transit New Zealand. Since this time the cottage has been leased as a rental property. The future of the cottage on this site is uncertain, as it may be moved for NZTA plans to build a second Mt Victoria tunnel.²⁵

²¹ Births, Deaths & Marriages Online, reference 1988/29061

²² Births, Deaths & Marriages Online, reference 1989/33794

²³ Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

²⁴ David Derby, *Ettrick Cottage* (Historic Places Trust: unpublished report), 10 March 1994

²⁵ "Compassion to be swept aside by motorway construction?," *The Wellingtonian*, 18 March 2010, <http://www.stuff.co.nz/dominion-post/news/local-papers/the-wellingtonian/3465180/Compassion-to-be-swept-aside-by-motorway-construction>, and "Mt Vic homes must go for second tunnel," *The Dominion Post*, 14 May 2011, <http://www.stuff.co.nz/dominion-post/news/5003388/Mt-Vic-homes-must-go-for-second-tunnel>



7 Austin Street today (Photo: Google Streetview, 2009)

1.2 Timeline of modifications

- c1870 Dwelling constructed
- 1972 Application to demolish dwelling (00058:793:C35654)
- 1994 Dwelling moved to 19 Paterson Street (00060:122:4445)
- 1994 Dwelling additions and alterations (00060:224:5240)
- 2001 Garage construction for storage (00078:799:75883)

1.3 Occupation history

- c1970-1955 Atkins family
- 1955-1989 Alois Schweizer and Rose Nagy
- 1989-c2005 Unknown
- c2005-c2011 Kate Foot²⁶
- Present Unknown

1.4 Architect

According to the Mt Victoria Historical Society, the cottage was built by builder-owner Mr Storey in the early 1870s.²⁷ Nothing of Mr Storey is currently known.

2.0 Physical description

2.1 Architecture

Ettrick Cottage is a single-storey, double-bay villa, with an entrance verandah between the bays. The gable ends have finials and decorative bargeboards, and there is a simple valance under the verandah eaves.²⁸

²⁶ "Mt Vic homes must go for second tunnel," *The Dominion Post*, 14 May 2011

²⁷ Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

²⁸ NZHPT Field Record Form #3662

2.2 Materials

The cottage is constructed of heart rimu, with a corrugated iron roof.

2.3 Setting

Having been moved in 1994, Ettrick Cottage now sits in a row of character homes on Paterson Street, 800m from its original site at 7 Austin Street. The houses on Paterson Street range in ages; however they are all pre-1930s houses, apart from one block of units (no. 7a).

To the west of Ettrick Cottage is a two storey timber villa, set back from the street, with a single garage right on the street. Immediately to the east of the cottage are two single garages, one belonging to the cottage, and a vacant block of land, with 138 Austin Street set well back from the street.

3.0 Sources

"Annie J McEwan [5939]", *THE KINGS CANDLESTICKS – Ancestors*, 2012, accessed 12 March 2013,

<http://www.thekingscandlesticks.com/webs/pedigrees/5939.html>

"Margaret Mary Atkins [2592]", *THE KINGS CANDLESTICKS – Ancestors*, 2012, accessed 12 March 2013,

<http://www.thekingscandlesticks.com/webs/pedigrees/2592.html>.

Derby, David. *Ettrick Cottage* (Historic Places Trust: unpublished report), 10 March 1994

Mt Victoria Historical Society, *Paterson Street, Mount Victoria: A History and Walking Guide*, 2011

Neill, Joyce Ellen, "The cottage that was taken for a stroll," *Legacy Magazine*, 1995. Available from the National Library of New Zealand, Ref: MS-Papers-5622.

NZHPT Field Record Form #3662

Newspapers

"Marriages," *New Zealand Herald*, Volume X, Issue 3625, 24 June 1873, Page 2

Evening Post, Volume XI, Issue 59, 8 May 1875, Page 2

"All Sorts Of People", *Free Lance*, Volume I, Issue 33, 16 February 1901, Page 3

"Deaths", *Evening Post*, Volume XCII, Issue 107, 2 November 1916, Page 1

"WAR VETERAN DIES", *Dominion*, Volume 10, Issue 3046, 5 April 1917, Page 6

"Deaths," *Evening Post*, Volume CXL, Issue 82, 4 October 1945, Page 1

"Funeral Notices," *Evening Post*, Volume CXL, Issue 82, 5 October 1945, Page 1

"Compassion to be swept aside by motorway construction?," *The Wellingtonian*, 18 March 2010, <http://www.stuff.co.nz/dominion-post/news/local-papers/the-wellingtonian/3465180/Compassion-to-be-swept-aside-by-motorway-construction>

"Mt Vic homes must go for second tunnel," *The Dominion Post*, 14 May 2011, <http://www.stuff.co.nz/dominion-post/news/5003388/Mt-Vic-homes-must-go-for-second-tunnel>

DIA website (<https://bdmhistoricalrecords.dia.govt.nz/search/>)

Births, Deaths & Marriages Online, reference 1876/1418

Births, Deaths & Marriages Online, reference 1881/6849

Births, Deaths & Marriages Online, reference 1945/27376

Births, Deaths & Marriages Online, reference 1955/31688

Births, Deaths & Marriages Online, reference 1988/29061

Births, Deaths & Marriages Online, reference 1989/33794

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?*

Ettrick Cottage has architectural value as a good example of a 1870s workers cottage.

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 cottage makes a valuable contribution to the townscape of Mount Victoria. Although moved in 1994, the house is now located among a row of character homes on Paterson 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 cottage has historical value for its association with Samuel Atkins and his family, who lived in the cottage for over 80 years.

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

The cottage also has historic value as one of the first dwellings built in Austin Street, and as one of the oldest surviving houses in Mt Victoria.

Scientific Value:

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

Ettrick Cottage is a pre 1900 building and is included in the NZAA Central City Archaeological Area 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?*

The community have a strong connection to Ettrick Cottage and hold it in high regard, as evidenced by the controversy surrounding the 1994 relocation, and the public backlash to the proposal by NZTA to build a second tunnel.

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

This cottage is a rare surviving example of an 1870s worker's cottage.

Representative: *Is the item a good example of the class it represents?*

The building is representative of the architecture and history typical of 1870s worker's housing.

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?*

Despite having been moved, it appears that the façade of the cottage remains largely intact with a high level of original detailing.

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 value for its strong connections to the suburb of Mt Victoria.

5.0Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file	Y	
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	N	
Conservation Plan	N	
Searched Heritage Library (CAB 2)		

Background research

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=3662>

<http://www.stuff.co.nz/dominion-post/news/local-papers/the-wellingtonian/3465180/Compassion-to-be-swept-aside-by-motorway-construction>

<http://www.stuff.co.nz/dominion-post/news/5003388/Mt-Vic-homes-must-go-for-second-tunnel>

<http://www.capitaltimes.co.nz/article/2871/NZTransportAgencyarroganceangers.html>

Atkins, Samuel, d 1917

Built Ettrick Cottage, Mt Victoria, Wellington. Died at No. 7 Austin Street (Ettrick Cottage), on 3 April 1917, in his 93rd years. Formerly Colour-Sergeant of the 78th Highlanders.

<http://natlib.govt.nz/items/22401093>

2nd WIFE – Marion Sherman?

Died 1916 aged 76 = born c1840

Married Samuel Atkins 1976 (reference 1876/1418)

Atkins, Alice Maria, 1867?-1955

Daughter of Samuel Atkins (d 1917). Lived in Ettrick Cottage, Mt Victoria, Wellington. Ran a flourishing dressmaking business. Died in 1955 aged 88 years [Source: Online historical BDM]

<http://natlib.govt.nz/items/22401162>

Atkins, Marion Shennan, 1881-1945

Daughter of Samuel Atkins (d 1917) and Marion Atkins (d 1916). Of Wellington; born in Ettrick Cottage, Mt Victoria. Died in 1945 aged 64 years [Source: Online historical BDM]
<http://natlib.govt.nz/items/22401161>

Born 1881

<https://bdmhistoricalrecords.dia.govt.nz/Search/Search.aspx?Path=%2fqueryEntry.m%3ftype%3dbirths#SearchResults>

Died 4 October 1945

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP19451004.2.4&srpos=4&e=-----10--1----0%22marion+atkins%22-->

"Deaths," *Evening Post*, Volume CXL, Issue 82, 4 October 1945, Page 1

"Funeral Notices," *Evening Post*, Volume CXL, Issue 82, 5 October 1945, Page 1

Neill, Joyce Ellen, 1906-2000 : Papers relating to Ettrick Cottage

Date: 1995 By: Neill, Joyce Ellen, 1906-2000

Ref: MS-Papers-5622

Comprises typescript of article by Neill, 'The cottage that was taken for a stroll', in which she describes the Atkins family and the cottage they built, Ettrick Cottage in Mt Victoria, Wellington. http://natlib.govt.nz/records/23107720?search%5Bi%5D%5Bname_authority_id%5D=255648&search%5Bpath%5D=items

David Derby, Wellington Regional Officer, HPT, 10 March 1994 (on file 1041-06-PAT21) needs new file number

- 1991: resource consent in 1991 to build town houses and remove the cottage
- resource consent lapsed
- 1994: the owner (Mr A Nagy) was notified of the lapse resources consent
- Needed to reapply
- Owner wanted to relocate rather than demolish
- Trouble finding a site to relocate it
- Raumati area was considered
-

REAL SIGNIFICANCE: Contribution to Mt Victoria – probably one of the oldest remaining buildings in the Mt Victoria Area

- "Mt Victoria was subdivided in 1872, up till then the area was used for farming. Ettrick Cottage therefore has a very strong link to the origins of the area. Its value as an historic place lies with it being located on its site or at least in Mt Victoria"
- Moved to a site on paterson St owned by Transit NZ and administered by Landcorp.
- Relocating within Mt Vic – give continuity to the heritage value of the building