

## House

105 Brougham Street, Mount Victoria, Wellington



House at 105 Brougham Street, Mount Victoria (Image: *Charles Collins, 2015*)

### Summary of heritage significance

- 105 Brougham Street is architecturally significant for having been designed by the important Wellington architectural firm Thomas Turnbull and Son. It also has architectural value as a fine example of a New Zealand adaption of the Federation Queen Anne style in timber.
- 105 Brougham Street makes a significant contribution to the streetscape in Mount Victoria. It is a large, distinctive, and interesting house on a prominent corner site, and it is a stand out in its area.
- Designed by the significant Wellington architectural firm Thomas Turnbull and Son, the 105 Brougham Street home from the beginning of this century is a fine adaptation of the Queen Anne style which was highly popular for the period.
- The house at 105 Brougham Street has a high degree of authenticity due to the retention of original fabric in the building. The house has also had few alterations, meaning it is in quite similar condition to when it was first constructed.

District Plan:	Map 16, reference 39
Legal Description:	Lot 1 DP 12774
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Unknown
Other Names:	
Key physical dates:	1910: Construction 1948: Fire escapes added
Architect / Builder:	Thomas Turnbull and Son / D.D. Bright
Former uses:	Residential, Clubhouse
Current uses:	Residential
Earthquake Prone Status:	Outside Earthquake Policy (SR 269346)

Extent: Cityview GIS 2013



## 1.0 Outline History

### 1.1 History

Designed by Thomas Turnbull and Son, this house accommodates a large living space on the ground floor with four bedrooms above on the first floor. It was constructed in 1910 for Mrs C. Gray by D.D. Bright, a local builder. Early on, a large balcony and verandah was attached to one side. A coal storage and wash house was also designed for the house at this time. In 1948 the house was owned by the Wellington Registered Nurses Club. The building is set amongst large trees and an established garden, and makes a picturesque contribution to Brougham Street.<sup>1</sup>

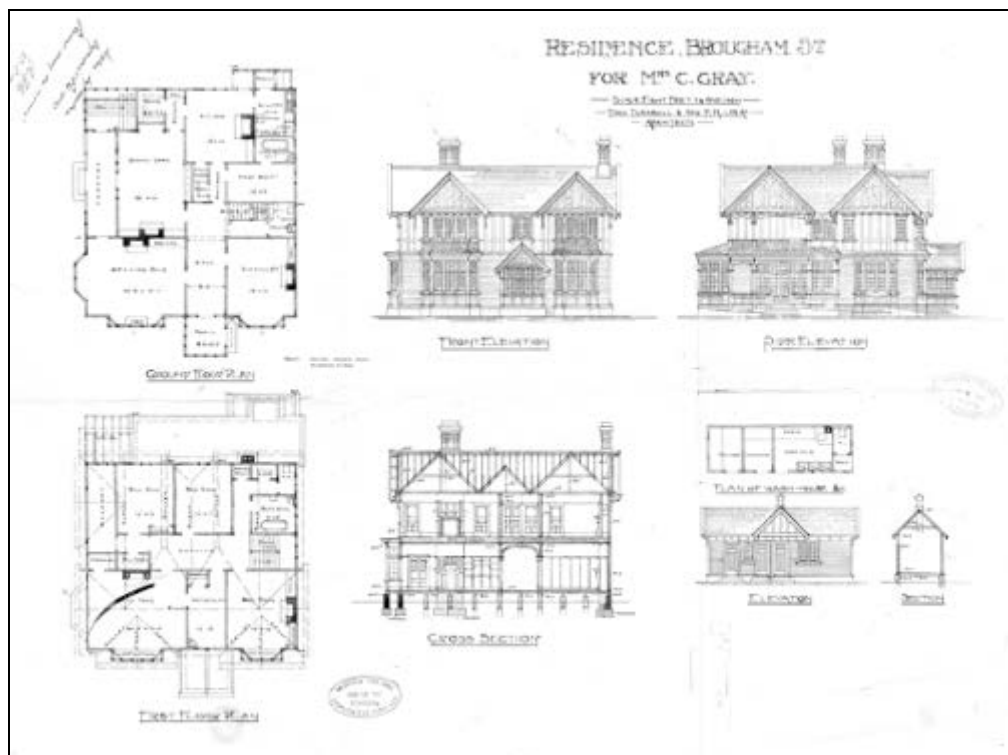
The house at 105 Brougham Street's has heritage value for several reasons. One of the main reasons is its streetscape value to its particular area of Mount Victoria. It is also an important structure as it was designed by the important Wellington architectural firm Thomas Turnbull and Son.

### 1.2 Timeline of modifications

1910: Construction

1948: Fire escapes built

1959: Shed built



'Residence, Brougham Street, for Mrs C. Gray', Wellington City Council Archive File 00053:159:08763

<sup>1</sup> WCC Permit Records, permit no: Y 8763.

### 1.3 Occupation history

1910-1919	Mrs C. Gray
c.1919-1942	James Paul
1948-?	Wellington Registered Nurses Club

### 1.4 Architect

#### Thomas Turnbull and Son.

The architectural practice Turnbull and Son was founded by Thomas Turnbull (1824-1907) who was born in Scotland and trained under David Bryce, Her Majesty's Architect for Scotland.<sup>2</sup> Turnbull moved to Melbourne in 1851 and then to San Francisco in circa 1860 where he became interested in earthquake resistant design, particularly for brick masonry buildings. He arrived in New Zealand in 1871, established a thriving business of which his son William (1868-1941) became a partner in 1891.<sup>3</sup> Thomas Turnbull is noted for the significant part he played in the transformation of the Wellington CBD from a town of two storey timber buildings to a city of "substantial masonry buildings."<sup>4</sup>

Thomas Turnbull was a prolific architect and the many buildings that he designed include:

- St Peter's Church, Willis Street (1879)
- St John's Church, Willis Street (1885)
- Former National Mutual Building (1883-84)

Thomas Turnbull & Son from 1891 – 1907 when both Thomas and William Turnbull were in partnership, buildings include:

- Dairy, 58 Ghuznee Street (1897)
- General Assembly Library (1899)
- Commercial/Retail Building 289-291 Cuba St (1900)
- Fletcher's Building 2-6 Willis St (1900)
- Former Bank of New Zealand Head Office (1901)
- McGuire Building, 168-174 Cuba St (1901)
- Dr Henry Pollen's House, Boulcott Street (1902) - French Renaissance style
- Masonic Hotel, 97-99 Cuba Street (demolished in 1970s) (1903)
- Houses, 45-47 Majoribanks Street (1904)
- Antrim House, Wellington (1905)
- Wellington Workingmen's Club Building, 107 Cuba Street (Building 1: 1904)

William Turnbull continued in practice after the death of his father in 1907 and retained the name of Thomas Turnbull and Son. William Turnbull was also a skilful

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<sup>2</sup> Historic Places Trust, "Turnbull, Thomas - Architect", *Professional Biographies*, accessed September 25, 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>

<sup>3</sup> Historic Places Trust, "Turnbull, William (1868-1914) - Architect", *Professional Biographies*, accessed September 25, 2012, [http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+\(1868-1914\)](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+William+(1868-1914))

<sup>4</sup> Cochran, Chris, *Turnbull House Conservation Plan* (Wellington: Department of Conservation, 1991), 19.

designer and responsible for many of Wellington's "best and most convincing revivalist buildings"<sup>5</sup> and these include:

- Dr McGavin's house and surgery cnr Willis and Ghuznee Street (1907) – half-timbered Tudor style
- Whitcoulls Building 312-316 Lambton Quay (1907-8)
- Wellington Workingmen's Club Building, 107 Cuba Street (Building 2: 1908)
- Kirkcaldie and Stains Department Store Façade 165-169 Lambton Quay (1909)
- House for A Blacklock, 60 Tinakori Road (1910)
- Woolstore, 268 Thorndon Quay (1910)
- BNZ Te Aro Branch, cnr Manners and Cuba Streets (1912)
- Turnbull House, Bowen Street (1916) – Scottish Baronial style
- Northland Fire Station (1930)
- Free Ambulance Building, Cable Street (1932) – Art Deco style

## **2.0 Physical description**

### **2.1 Architecture**

This large house is a New Zealand adaption of the Queen Anne style, effectively using timber instead of the common masonry construction. The tiled roof, prominent gables, with a half timbered effect, the dormer gable reflecting the two main gables, projecting bays and multi-pane windows are all elements commonly associated with this style. Federation Queen Anne style was the dominant style in New Zealand and Australian domestic architecture during the decades immediately before and after 1900. By this time public transport had accelerated suburban expansion and the single or double-storey house on its own block of land became an achievable goal of most families.<sup>6</sup> (The interior of the building is lined with heart red pine, scrim and papered).

### **2.2 Materials**

Brick perimeter wall, heart rimu piles, extensive use of totara for structural members, matai weatherboards, grooved, tongued and beaded.

### **2.3 Setting**

The house at 105 Brougham Street occupies a prominent site at the corner of Brougham and Armour Avenue. At 905m, the section is large for the area, and dominates the streetscape.

## **3.0 Sources**

Apperly, Richard. *Identifying Australian Architecture*. Sydney: A&R, 1989

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<sup>5</sup> Cochran, *Turnbull House Conservation Plan*, 21

<sup>6</sup> *Identifying Australian Architecture*, 1989

Cochran, Chris. *Turnbull House Conservation Plan*. Wellington: Department of Conservation, 1991

New Zealand Historic Places Trust. 'Turnbull, Thomas – Architect'. In *Professional Biographies*. Accessed October 2013, at <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Turnbull,+Thomas>

WCC Permit Records, permit no: Y 8763.

Wellington City Council. 'House – 105 Brougham Street'. In *Heritage Inventory 1995*. WCC.

Wellington City Council Archive File 00053:159:08763. 'Residence, Brougham Street, for Mrs C. Gray'.

## 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?*

105 Brougham Street is architecturally significant for having been designed by the important Wellington architectural firm Thomas Turnbull and Son. It also has architectural value as a fine example of a New Zealand adaption of the Federation Queen Anne style in timber.

**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?*

105 Brougham Street makes a significant contribution to the streetscape in Mount Victoria. It is a large, distinctive, and interesting house on a prominent corner site, and it is a stand out in its area.

**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?*

Designed by the significant Wellington architectural firm Thomas Turnbull and Son, the 105 Brougham Street home from the beginning of this century is a fine adaptation of the Queen Anne style which was highly popular for the period.

**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?*

The archaeological value of the house at 105 Brougham Street 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?*

#### **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 house at 105 Brougham Street contributes to a sense of Mount Victoria as a place of age and distinction.

***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?*

The house at 105 Brougham Street is a fine example of a New Zealand adaption of the Federation Queen Anne style in timber.

***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?*

The house at 105 Brougham Street has a high degree of authenticity due to the retention of original fabric in the building. The house has also had few alterations, meaning it is in quite similar condition to when it was first constructed.

***Local/Regional/National/International***

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

The house at 105 Brougham Street is important at a local level.



## 4.0 Appendix

### Research checklist (desktop)

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

### 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*