

## House

82 Creswick Terrace



Images: *Charles Collins, 2015*

### Summary of heritage significance

- This house is a simple residential single bay villa, typical of the time in which it was constructed. This timber weatherboard bay villa shows influences of the Italianate style, in the eaves brackets, bay windows, and corner detailing.
- This house has modest historical value as an early home in Northland; it is primarily associated with the Platt family, who at the turn of the century were well respected identities in Wellington. It is also associated with the Brogan family, who were the owners for a number of decades.
- This house contributes well to the streetscape of Creswick Terrace is situated on Creswick Terrace, at the intersection with Norfolk Street. The area is predominantly made up of single storey dwellings, and this house has a white picket fence and a small garden with a mature Ti Kouka, adding character to the street.

District Plan:	Map 11, reference 69
Legal Description:	Lot 1 DP 85690
Heritage Area:	-
HPT Listed:	Category II, reference 3607
Archaeological Site:	-
Other Names:	-
Key physical dates:	Built: 1903
Architect / Builder:	
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269279

Extent: Cityview GIS 2013



## **1.0 Outline History**

### **1.1 History**

The house at 82 Creswick Terrace was built at the turn of the century and is an interesting example of late Victorian speculative housing. The house, along with its neighbour at No.78, was constructed by Edmund Platt in 1902.<sup>1</sup> Platt, at this time was a well respected identity in Northland. Platt, and his sons, were responsible for a number of homes around Northland and became renowned throughout Wellington for their high quality and intricate plaster mouldings.

This house is a typical example of a residential single bay villa and shows influences from the Italianate style, particularly in the eaves brackets, bay windows, and corner detailing. The chimneys are typical Platt touches, and other details in the house are commonly seen in his work.

Land information for this house begins at 1927 when the owner is stated as Anna Elese Brogan. The Brogan family were associated with both 82 and 78 Creswick Terrace. In 1939 Anna Elese Brogan transferred the property to Joseph Brogan. In 1975 the house was sold to Patrick Connolly who sold it to Warron Mitchell and Marian Huizing in 1981.<sup>2</sup> In 1990 the house was purchased by Christine Challies and Michael Munley who remain the owners.<sup>3</sup>

There are no listed additions or alterations for this house held by the city archives other than the addition of a garage in 1939. This is an early home in Northland with important associations with its builders and owners who were notable identities of the area around the turn of the century.

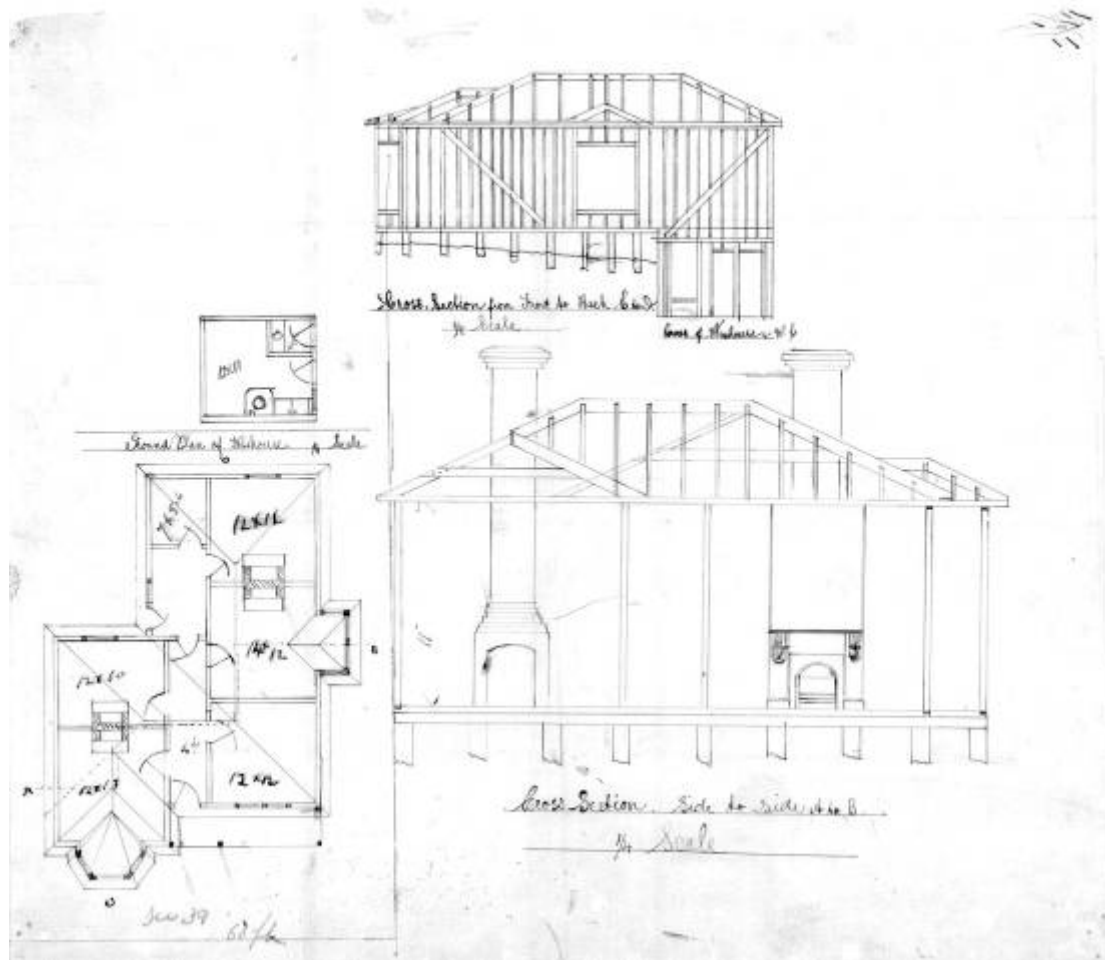
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<sup>1</sup> Wellington City Archive: 00056:225:B19130

<sup>2</sup> WN 341/192

<sup>3</sup> WN 53C/118

## 1.2 Timeline of modifications



1903 82 Creswick Terrace, dwelling (00047:1:61)

1939 82 Creswick Terrace, garage (00056:225:B19130)

## 1.3 Occupation history

Not assessed

## 1.4 Architect

### Edmund Platt

Edmund Platt and his sons Henry, Walter, and Fred, were responsible for the design and construction of many fine houses around the turn of the century. Edmund was considered one of the finest plasterers in Wellington. His earliest surviving work is the decoration of the Supreme Court building. Walter Platt continued his father's business and has the interior of his Farm Road dwelling decorated in replicas of the ornamental work his father did for Wellington's greater homes.

## **2.0 Physical description**

### **2.1 Architecture**

This house is a timber weatherboard single bay villa that shows influences of the Italianate style in the eaves, brackets, bay windows, and corner detailing. The chimney is a typical Platt touch, and other details in the house are commonly seen in work he completed.

### **2.2 Materials**

- Painted timber weatherboards
- Painted timber joinery
- Corrugated iron roofing

### **2.3 Setting**

This house is situated on Creswick Terrace, at the intersection with Norfolk Street. The area is predominantly made up of single storey dwellings, although opposite No. 82 is a two storey timber home. The house has a white picket fence and a small garden with a mature Ti Kouka.

### **3.0 Sources**

#### **Wellington City Archive**

1903 82 Creswick Terrace, dwelling (00047:1:61)

1939 82 Creswick Terrace, garage (00056:225:B19130)

#### **Land Information New Zealand**

WN 341/192

WN 53C/118

## 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?

This house is a simple residential single bay villa, typical of the time in which it was constructed. This timber weatherboard bay villa shows influences of the Italianate style, in the eaves brackets, bay windows, and corner detailing.

***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 contributes well to the streetscape of Creswick Terrace is situated on Creswick Terrace, at the intersection with Norfolk Street. The area is predominantly made up of single storey dwellings, and this house has a white picket fence and a small garden with a mature Ti Kouka, adding character to 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?

This house has modest historical value as an early home in Northland; it is primarily associated with the Platt family, who at the turn of the century were well respected identities in Wellington. It is also associated with the Brogan family, who were the owners for a number of decades.

***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?

***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?

There is some technical value associated with this house as an example of Platt domestic work. The Platt's became well known for their plasterwork, and on domestic buildings the chimneys are usually a feature.

#### **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 a sense of place and continuity on Creswick Terrace, as it is an early home for Northland, associated with builders/designers and owners who were notable identities in Northland.

***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 representative example of the timber bay villa, and has had a representative history for a domestic dwelling.

***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 has had few significant modifications and retains authenticity of materials, design, craftsmanship, and setting.

***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 locally significant as a representative of the single bay villa, its historical associations, its technical values and authenticity, and its contribution to the sense of place and character on Creswick Terrace.



## 5.0 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*