

Entrance Street House

4 Entrance Street



Image: *Charles Collins, 2015*

Summary of heritage significance

- The house at 4 Entrance Street has modest aesthetic value for its architectural design, although this has been lessened somewhat by the infilling of the front porch, and the loss of the front garden for the construction of another house.
- The house at 4 Entrance Street, because of its height and the emphatic composition of three gable roofs to the front facade, is a minor landmark in a cluster of houses in Entrance Street.
- The house has modest representative significance for its 100 years existence. No events or persons of any note are associated with this place, which has had a history that is in most respects typical of its age and location.

District Plan:	Map 11, reference 108
Legal Description:	Lot 1 DP 8049
Heritage Area:	No
HPT Listed:	Historic Place Category 2, register no. 4121
Archaeological Site:	Risk unknown
Other Names:	
Key physical dates:	c.1904: Construction
Architect / Builder:	
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	Outside Earthquake Policy (SR 269281)

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

The Mitchelltown/Taitville area of the Aro Valley as an area is typical of Wellington with its steep and uneven topography and sheltered valley spaces. Maori originally settled at the western end of the valley, utilising the Waimapihi Stream. In 1839 the land was purchased by the New Zealand company and European settlement followed.

This house occupies land purchased by Henry Tait from Henry Mitchell (of Mitchelltown fame) in 1872. John Mitchell arrived in Wellington in November 1841 with his wife Mary and their six children. By 1850 the family had purchased land in Tawa, which was sold in 1854 enabling the family to purchase 215 acres at the top of the Aro Valley. Mitchell sold a thirty acre parcel to Robert Tait who used the land to build houses, creating what is now known as Taitville. Mitchelltown today still resembles a small outlying town. This area, which is closely related to Aro Valley, was developed by settler Wellingtonians as a residential suburb

The house that stands today is likely not to be the first building constructed on the site. Research notes say that there was some drainage work was carried out on this site in 1896.¹ The plans for the present day house are dated 25 October 1904, so it is likely that the house was constructed near to this time. The house was built by Robert and Elizabeth George, who had bought the land in 1889 from a Mrs R. Morris, the original owner of the subdivided section. The applicant was McGill and French and the application value was £600.²

Robert George, a labourer, and his wife (and at least one son) lived there until Elizabeth's death in 1926.³ The house was inherited by three of her offspring, and the children of another daughter who had already died. In 1927 the front portion of the section was sold and, in 1930, the house was sold to James and Evelina Callingham. Their mortgager, the Catholic Education Trust Board, sold the house as an "exercise of power of sale under mortgage" in 1945 to Denise Lord.⁴ Although described at this time as being married, her circumstances presumably changed soon afterwards because she remarried and then sold the house to public servant Ronald Smith in 1951.

Leonard Broeders and his wife Hendrika bought the house in 1956 and retained ownership until 1970 when they sold it to radio technician Ronald Smith. The house was sold to Jean Craven in 1973 and since 1981 it has been owned by Alan Fairless. In more recent years the house has been a rental property.⁵

¹ Not directly sighted, but referenced in research notes on the house held in the offices of the Wellington Branch of the NZHPT.

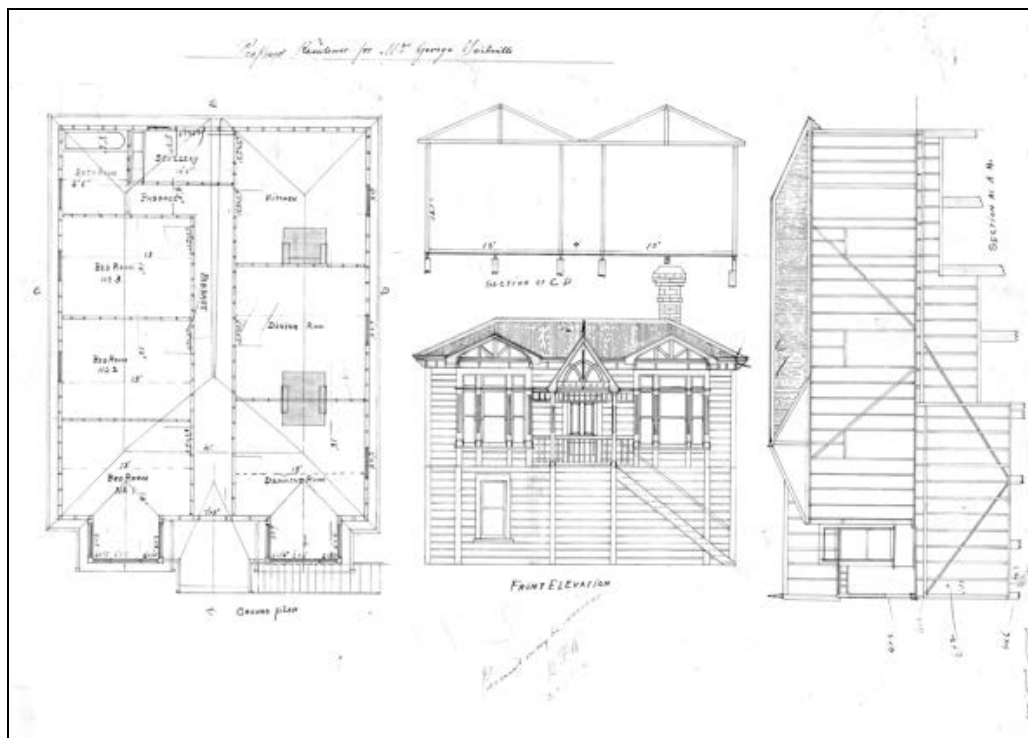
² Wellington City Archive 00043: 3: 271

³ Ibid. (Ref. to probate of Elizabeth George)

⁴ CT 413/276, Land Information New Zealand, Wellington

⁵ CT 413/276; see also CT 345/30 for period 1927-1930

1.2 Timeline of modifications



Wellington City Council Archive File 00043:3:271

c.1904	Construction
1927	Section subdivided
1928	Alterations
1988	Deck built

1.3 Occupation history

c.1904-1926	Robert and Elizabeth George
1926-1930	Three of Elizabeth George's children, plus one of her granddaughters
1930-1945	James and Evelina Callingham
1945-1951	Denise Lord
1951-1956	Ronald Smith
1956-1970	Leonard and Hendrika Broeders
1970-1973	Ronald Smith (different owner to 1951-1956)
1973-1981	Jean Craven
1981-?	Alan Fairless
?-current	Various tenants

1.4 Architect

Unknown

2.0 Physical description

2.1 Architecture

The house at 4 Entrance Street is an imposing two storeys high at the front, its height emphasised by a central steep-pitched gable roof over what would have been an open front porch; this has now been closed in. The central gable is flanked by two broad bay windows with shallower pitched gables. The bay windows are the most distinguished feature of the house, the facing boards being treated as fluted pilasters with bases and capitals. A long raking staircase gives access to the porch at first floor level, while below the basement area has had casement windows put in to make useful rooms. Cladding is rusticated weatherboards (with plain lapped boards to the porch), with corrugated iron on the roof.

With the subdivision of the land, a modest single storey house has been built in front of number 4. Nevertheless, with the steepness of the land behind, and the high basement area, the house stands out as a prominent feature in the cluster of houses in Entrance Street, and it is well seen in views up Raroa Road.

2.2 Materials

Rusticated weatherboards, timber joinery, corrugated iron roof.

2.3 Setting

Entrance Street is located at the north-western end of Aro Valley, before Raroa Road begins its climb up to Kelburn. 4 Entrance Street dominates the townscape at the entrance to the cluster of houses it lies within; its triple gables and colour ensuring it stands out from the other homes and the considerable greenery in the precinct.

3.0 Sources

CT 345/30 for period 1927-1930. CT 413/276. Land Information New Zealand, Wellington

Kelly, Michael, and Chris Cochran. '4 Entrance Street – Heritage Appraisal'. Draft. Wellington City Council. 2001.

New Zealand Historic Places Trust. '4 Entrance Street research notes'. NZHPT.

Wellington City Council. 'House – 4 Entrance Street'. In *Heritage Inventory 1995*. WCC.

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 house at 4 Entrance Street has modest aesthetic value for its architectural design, although this has been lessened somewhat by the infilling of the front porch, and the loss of the front garden for the construction of another house.

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 house at 4 Entrance Street, because of its height and the emphatic composition of three gable roofs to the front facade, is a minor landmark in a cluster of houses in Entrance 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?

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?

It has minor technical value as a building displaying timber construction and detailing that is typical of the turn of the century.

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?

At 110 years old, the house at 4 Entrance Street contributes to a sense of continuity in its small pocket of Aro Valley.

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 has modest representative significance for its 100 years existence. No events or persons of any note are associated with this place, which has had a history that is in most respects typical of its age and location.

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 4 Entrance Street maintains substantial exterior 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?

The house at 4 Entrance Street is significant at a local level.

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)		