

House

492 Evans Bay Parade



Image: *Charles Collins, 2015*

Summary of heritage significance

- This house is of modest architectural value, it is a pleasant example of a simple Arts and Crafts style cottage in a seaside setting.
- This house has modest historic values, with its most prominent association being with Lloyd Brown, a significant figure in industry and business in Wellington during the middle of the 20th century.
- The house has had no listed alterations or additions and appears to be in original condition, retaining significant amounts (if not all) original materials.

District Plan:	Map 6, reference 110
Legal Description:	Lot 2 DP 6576
Heritage Area:	
HPT Listed:	Category II, reference 2900
Archaeological Site:	Risk unknown – pre 1900 human activity associated with area
Other Names:	
Key physical dates:	Built: 1927
Architect / Builder:	Builder: Richard Bender
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269282

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The house at 492 is of moderate heritage value, of modest historical significance and minor architectural interest.

The land bordering Evans Bay was the subject of a Crown Grant to Edward Pearce in 1874. Subdivision of the land began soon after but Lot 11, part of which forms the land of 492 Evans Bay Parade, was not sold until 1910. The first owner of the site was Herbert Lourie, who immediately sold it to Charles Headland. Further subdivision took place and in 1925 Lot 2 was sold to Richard Bender.

In February 1927 Bender submitted a permit to construct a dwelling on the land. Bender owned the house until 1951 when it was sold to William and Elsie Burrell. The house then changed hands a number of times, having four owners over the next seven years. It was purchased by Mabel Campbell in 1958. In 1970 Harold and Irene Bennett bought the property, and eight years later it was purchased by Owen Watson, a company manager, who on-sold it in 1981 to Lloyd Brown CMG and his wife Lorna. Brown, an engineer by training and a J.P, was a distinguished businessman, the chief executive of the Wellington Gas Co. and a member of countless private and public boards and councils.

In 1995 the Browns sold the house to David and Margaret Torrington, who sold it to Paul Clopan in 1998. The house has since been sold.

There are no listed additions or alterations to the house, which is a single storey cottage set above a twin garage structure. The additional height provides fine views over the harbour, particularly from the prominent central bay window which is accessed from the principal living areas.

1.2 Timeline of modifications (original plans not scanned by archives)

1927 492 Evans Bay Parade, dwelling (00056:28:B2828)

1.3 Occupation history

Not assessed

1.4 Architect

Unknown – Possibly designed by Richard Bender, some suggestion of James Chapman Taylor, but no evidence supports this.

¹ History adapted from: Wellington City Council, '492 Evans Bay Road', *Wellington Heritage Building Inventory 2001* (Wellington City Council 2001).

2.0 Physical description

2.1 Architecture

This house is basically a single storey cottage set above twin garages. The additional height provided by the garages ensures fine views of the harbour, particularly from the prominent central bay window which is accessed from the principal living areas. The house sits under a long gabled roof with its central projecting window flanked on one side by a bowed bay and on the other by a large casement window. Constructed of brick, its prominent central chimney, exposed rafters at the eaves and multi paned windows make reference to the Arts and Crafts style and give the whole a 'folksy' seaside appearance.

Internally the house is arranged around the central fireplace. On one side this provides warmth to the open living/dining area, on the other it heats the kitchen. Two bedrooms flank the central area to one side while the kitchen, a bathroom, and the washhouse occupy the other side.

2.2 Materials

- Timber
- Brick
- Corrugated iron/coloursteel roofing

2.3 Setting

This house sits well in its setting, with the pleasant Arts and Crafts design contributing to the streetscape. It is a comparable size to other houses on the Parade overlooking Evans Bay and is provided a backdrop by the foothill of the Roseneath/Mt Victoria.

3.0 Sources

Wellington City Council. *Wellington Heritage Building Inventory 2001*. Wellington City Council, 2001.

Wellington City Archive

1927 492 Evans Bay Parade, dwelling (00056:28:B2828)

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 of modest architectural value, it is a pleasant example of a simple Arts and Crafts style cottage in a seaside setting. The placement of the central bay window and living areas above the garages ensures views over the street and harbour.

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 is of townscape value for the visual interest that it adds to the streetscape contributing to the 'folksy' seaside appearance of the street. It adds to the character and sense of place on Evans Bay Road.

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 historic values, with its most prominent association being with Lloyd Brown, a significant figure in industry and business in Wellington during the middle of the 20th century.

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 house is in an area known to be associated with pre 1900 human activity. The risk of discovery 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?

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 good representative of the Arts and Crafts style constructed in materials and using techniques 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?*

The house has had no listed alterations or additions and appears to be in original condition, retaining significant amounts (if not all) original materials.

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 of local importance for its modest architectural and historical values, the contribution it makes to the creation of a pleasant streetscape on Evans Bay Road, and the retention of significant original materials.

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*