

House

5 Farm Road



Images: Charles Collins, 2015

Summary of heritage significance

- The house is a good example of a two storey timber villa built at the turn of the century.
- This house is historically associated with the Platt family. The family business was responsible for decades of very fine interior and exterior plaster work on Wellington's finest buildings in the late 19th and early 20th centuries. They also went on to become Northland's most influential speculative builders, with houses dotted all over the suburb, all exhibiting the same attention to detail and quality plasterwork.
- This house has some technical value for the evidence that it provides on the materials that were in use and the construction methods at the time, in particular as it was the home of tradesmen of some repute.

District Plan:	Map 11, reference 112
Legal Description:	Lot 36 DP 1087
Heritage Area:	
HPT Listed:	Category II, reference 3606
Archaeological Site:	Risk unknown – Pre 1900 activity associated with area
Other Names:	
Key physical dates:	Built: 1902
Architect / Builder:	Builder: Henry Platt
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269286

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The house at 5 Farm Road was constructed for Henry Platt, son of the plasterer Edmund Platt, who arrived in Wellington from England in 1876. The family eventually settled in Northland and each male member went on to build houses in the suburb. Edmund Platt established a successful plastering firm and his sons all became tradesmen. The family turned to building speculation around 1905, when the production of large fibrous plaster sheets and mass production of ornamentation began to affect the viability of smaller firms such as the Platt's. The Platt's concentrated their efforts on the new subdivisions in Northland.

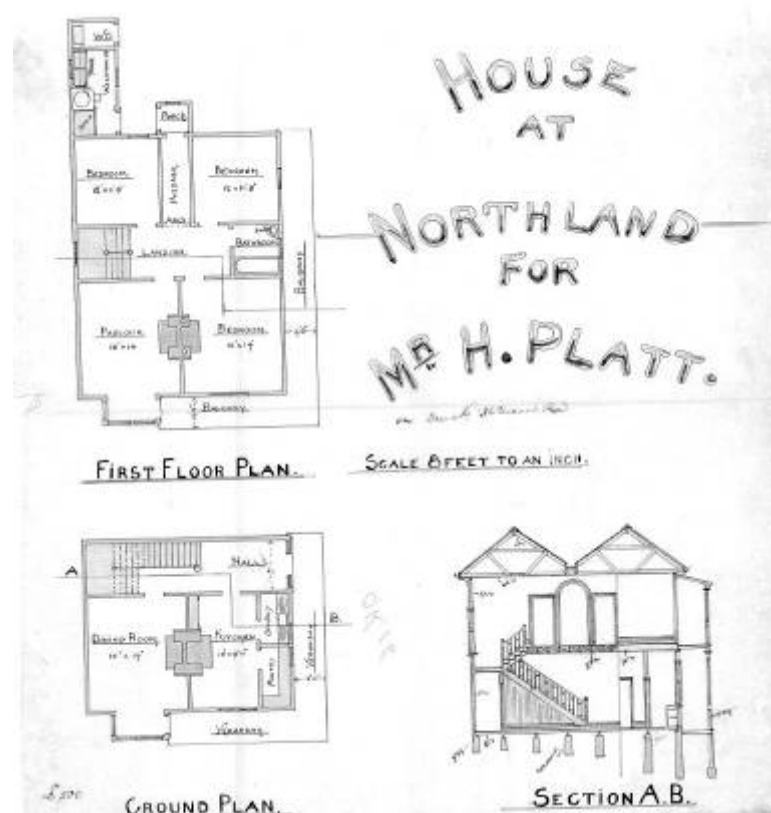
The land that the house occupies was once part of the large Pharazyn estate, this subdivision was completed by at least 1900, for by then the land was owned by Henry Platt. Henry and his wife Amy lived in the house for 33 years, until the time of Henry's death. Amy Platt retained ownership of the house until her death in 1953. In 1954 the Public Trustee sold the house to G.G. Harding and Co. and the house was converted into two flats and was thereafter occupied by a series of tenants. In 1982 the house was sold to environmental artist David Waterman and his wife Jeaneen, who remain the owners along with Strato Cotsilinis.

The house is sited on a slope and is prominent in views from Northland's main shopping area in Northland Road. This front elevation is two storeys high, with the slope meaning that it is only one storey at the rear. It has a bay villa form with a high gable to the left over a bay window and a two storey verandah stretching to the right; the verandah has been glazed in where it turns down the side of the house. The cladding is in rusticated weatherboards, decorated with panels of timber shingles in the gable end and below the bay window. Roundels finish the bottom ends of the barge boards, and the verandah handrail has an infill of diagonal timberwork. The handrail detail is repeated on the roof of the modern garage that dominates the front garden of the house. The main windows are double hung. The roof cladding is corrugated iron, and apart from the front gable, has a hipped form.

This house gains much of its historic importance for its association with the Platt family, who are significant for their contribution to the development of Wellington city. The house is a streetscape feature and has group value with the other homes built by the Platt family. The house has architectural value as a good representative example of a two storey villa built at the turn of the century.

¹ History adapted from: Michael Kelly and Chris Cochran, '5 Farm Road', unpublished heritage assessment, prepared for the Wellington City Council, 2001.

1.2 Timeline of modifications (original plans)



- 1902 Creswick Road [5 Farm Road], dwelling (00047:1:16)
 1954 5 Farm Road, conversion of dwelling to two flats (00056:487:B36602)
 1998 5 Farm Road, dwelling additions and alterations (00078:1675:41809)

1.3 Occupation history

Not assessed

1.4 Architect

Builder: Henry Platt

2.0 Physical description

2.1 Architecture

The house is a good example of a two storey villa built at the turn of the century. It has a bay villa form with a high gable to the left over a bay window and a two storey verandah stretching to the right; the verandah has been glazed in where it turns down the side of the house. The cladding is in rusticated weatherboards, decorated with panels of timber shingles in the gable end and below the bay window. Roundels finish the bottom ends of the barge boards, and the verandah handrail has an infill of diagonal timberwork. The handrail detail is repeated on the roof of the modern garage that dominates the front garden of the house. The main windows are double hung. The roof cladding is corrugated iron, and apart from the front gable, has a hipped form.

2.2 Materials

- Rusticated weatherboard
- Corrugate iron roofing
- Timber shingles

2.3 Setting

This house is a prominent feature in Northland, closing the end of the view through Northland's shopping area. It is a part of a cluster of houses of a similar style and age also built by the Platt family. These houses provide architectural interest, a sense of history, and definition to the suburb.

3.0 Sources

Kelly, Michael, and Chris Cochrane. '5 Farm Road'. Unpublished heritage assessment, prepared for the Wellington City Council, 2001.

Wellington City Archive

- 1902 Creswick Road [5 Farm Road], dwelling (00047:1:16)
- 1954 5 Farm Road, conversion of dwelling to two flats (00056:487:B36602)
- 1998 5 Farm Road, dwelling additions and alterations (00078:1675:41809)

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 is a good example of a two storey timber villa built at the turn of the century.

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 as it is a prominent feature in Northland, closing the end of the view through Northland's shopping 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?*

This house is a part of a cluster of houses of a similar style and age also built by the Platt family.

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

This house is historically associated with the Platt family. The family business was responsible for decades of very fine interior and exterior plaster work on Wellington's finest buildings in the late 19th and early 20th centuries. They also went on to become Northland's most influential speculative builders, with houses dotted all over the suburb, all exhibiting the same attention to detail and quality plasterwork.

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?*

Risk unknown – Pre 1900 activity associated with area.

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?*

This house has some technical value for the evidence that it provides on the materials that were in use and the construction methods at the time, in particular as it was the home of tradesmen of some repute.

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 the sense of place and continuity in Northland due to the retention of its original features and its long standing place on the street.

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 a timber bay villa from the turn of the century. It is constructed in materials, and using techniques, that were 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?*

This house retains a significant amount of authenticity having had few exterior modifications.

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 significance due to its association with the Platt family, who were notable Wellington tradesmen around the turn of the century, as a representative of a bay villa, and for the contribution that it makes to the streetscape in Northland.

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)		

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*