

House

11 Farm Road



Image: *Charles Collins, 2015*

Summary of heritage significance

- This house is of architectural value as a representative of a single storey villa of the early 20th century. It has some special features including the ornate front gable, and joinery, and plasterwork.
- This house has group value as one of four houses built by the Platt family of a similar style and age of the others in the cluster.
- This house has historical significance for its association with the Platt family and the contribution to the development of the city.

District Plan:	Map 11, reference 114
Legal Description:	Lot 39 DP 1087
Heritage Area:	
HPT Listed:	Category II, reference 3604
Archaeological Site:	Pre 1900 activity in area
Other Names:	
Key physical dates:	Built:1907
Architect / Builder:	
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269284

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

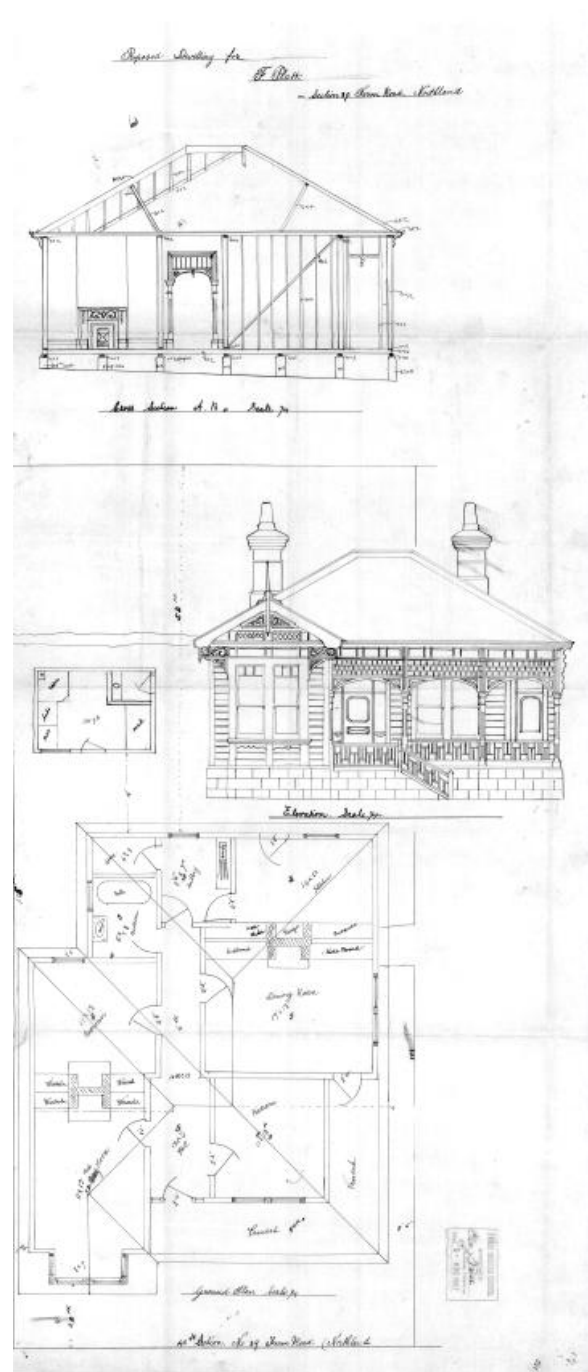
The house at 11 Farm Road is a fine example of a bay villa design in the first decade of the 20th century. It is one of a number of Northland houses associated with the Platt family. The family eventually settled in Northland and each male member went on to build houses in the suburb. Edmund Platt established 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. The house was constructed for Frederick Platt in 1907 by his father Edmund Platt. The house has had few owners since 1900, and was used as a residential dwelling for Frederick Platt and his family for 67 years, followed by the Kydd family for four years, and currently the Rutledge family for the past 41 years.

This house has important architectural value as a representative of a bay villa constructed in the first decade of the 20th century. It has some special features such as the ornate front gable, and the interior joinery and plasterwork. The house has technical and aesthetic value for these features. It provides important insight into the materials and construction techniques of the time. Its construction by members of the Platt family also enhances the value of the house, and it is a part of a cluster of houses of similar style constructed by the family.

¹ History adapted from: Michael Kelly and Chris Cochrane, '11 Farm Road', unpublished heritage assessment, prepared for the Wellington City Council, 2001, and Theresa Cooper, 'Frederick Platt's Former Residence – 11 Farm Road, Northland', unpublished conservation plan, 2006, 5.

1.2 Timeline of modifications (original plans)



1907 11 Farm Road, dwelling (00047:8:416)

1975 11 Farm Road, dwelling additions and alterations (00058:969:C42475)

1.3 Occupation history

1907 Frederick and Emma Platt

1967 George and Christine Kydd

1972 John and Jennifer Rutledge

1.4 Architect

Builder – Frederick Platt

2.0 Physical description

2.1 Architecture

The house at 11 Farm Road is sited on the crest of a rise but it is most discreet in the streetscape because of large hedges and trees in the front garden. It is a single storey timber-framed house of bay villa form with a high gable to the left and a verandah stretching to the right. The gable is elaborately decorated with dog tooth moulding, roundels, moulded panels, and coloured glass, and is a very authentic and special example of what was the most singular feature of the bay villa house. The verandah has been altered by its partial enclosure with weatherboards and glazing.

The foundations of the house are concrete, the cladding rusticated weatherboards, while the roof cladding is corrugated iron. Apart from the front gable, the roof has a hipped form; the original chimney with corbelled brickwork is still intact. The interior is reported to contain very high quality joinery and plasterwork, including an over mantel and built-in furniture in the living room and dining room. Interior linings are lath and plaster. The survival of these features is no doubt due in part to the long occupancy (60 years) of the original owners.

2.2 Materials

- Concrete foundations
- Rusticated weatherboards
- Brickwork chimney
- Lath and plaster
- Painted corrugated iron roof

2.3 Setting

The house occupies an elevated, east facing rise, on Farm Road, Northland. 11 Farm Road is one of four houses on Farm Road constructed by the Platt family, and is very similar in style to No. 13 (1910). The house is constructed on a gentle slope with landscaped terraces at the rear. It is approached by a flight of steps up a steep rise from the footpath on Farm Road. The house has a large front lawn with a Pohutukawa tree, a mature Ti Kouka, and other native plants along the fence.

3.0 Sources

Kelly, Michael, and Chris Cochrane, '11 Farm Road'. Unpublished heritage assessment. Prepared for the Wellington City Council, 2001.

Cooper, Theresa. 'Frederick Platt's Former Residence – 11 Farm Road, Northland'. Unpublished conservation plan, 2006.

Wellington City Archive

1907 11 Farm Road, dwelling (00047:8:416)

1975 11 Farm Road, dwelling additions and alterations (00058:969:C42475)

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 architectural value is a representative of a single storey villa of the early 20th century. It has some special features including the ornate front gable, and joinery, and plasterwork.

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?*

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 has group value as one of four houses built by the Platt family of a similar style and age of the others in the cluster.

Historic Value:

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

This house has historical significance for its association with the Platt family and the contribution that they made to the development of the city.

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 risk is unknown, but there is pre-1900 activity associated with the 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?*

There is technical value for the evidence it provides of materials and construction methods from the time. Its construction with the Platt family enhances this value.

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.

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)		