

## House

13 Farm Road



Image: *Charles Collins, 2015*

### Summary of heritage significance

- This house is of architectural value as a representative of a single storey double bay villa of the early 20<sup>th</sup> century. It has some special features including the ornate front gables.
- 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.
- 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.

District Plan:	Map 11, reference 115
Legal Description:	Lot 40 DP 1087
Heritage Area:	
HPT Listed:	Category II, reference 4965
Archaeological Site:	
Other Names:	
Key physical dates:	Built: c.1910
Architect / Builder:	Builder:
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269285

Extent: Cityview GIS 2013



## **1.0 Outline History**

### **1.1 History<sup>1</sup>**

The house at 13 Farm Road is a fine example of a bay villa design in the first decade of the 20<sup>th</sup> 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. No original plans exist for this house, so it is difficult to ascertain when it was constructed. In 1904 the property was purchased by D'Arcy Tuckwell, a painter. In 1914 he sold the house to William Meale, a commercial traveller, who appears not to have occupied the house. In 1919 the property was sold to waterside worker George Frisken and his wife Alice. The property passed to Alice after her husband's death in 1934, and she occupied the house until her own death in 1955. The Public Trust sold the house to John Irwin and over the next 50 years the house changed many times, with only one owner, Lindsay and May Towers living there for more than a decade (from 1957-1968). In 1992 the house was sold to editor Frances Else and writer and poet Harvey McQueen, who went on to sell it to Russell Andrews and Catherine Cradwick.

The rear elevation of the house was significantly altered in 1980, but this has had little effect upon the view from the street. There is a 2013 proposal to remove the chimneys from the house.

### **1.2 Timeline of modifications** (original plans cannot be located)

1980 13 Farm Road, dwelling additions and alterations (00058:1254:C53265)  
2009 13 Farm Road, install firebox (00078:2778:191000)

### **1.3 Ownership history**

Not assessed

### **1.4 Occupation history**

Not assessed

### **1.5 Architect**

Builder – Edmund Platt

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<sup>1</sup> History adapted from: Michael Kelly and Chris Cochrane, '13 Farm Road', unpublished heritage assessment, prepared for the Wellington City Council, 2001.

## **2.0 Physical description**

### **2.1 Architecture**

The house at 13 Farm Road is a good example of a single storey timber double bay villa. It contains a fine example of Queen Anne Eastlakes detailing, which sets it apart from other villas in the area of the same period. The gables are decorated and are a special feature of the house. The house consists of four main rooms opening a central corridor which narrows after the front rooms. This is a typical floor plan for a villa of this age. The rear of the house has been significantly modified.

### **2.2 Materials**

- 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. 13 Farm Road is one of four houses on Farm Road constructed by the Platt family, and is very similar in style to No. 11. The house is partially obscured by mature trees and shrubs from the streetscape.

### **3.0 Sources**

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

#### **Wellington City Archive**

1980 13 Farm Road, dwelling additions and alterations (00058:1254:C53265)  
2009 13 Farm Road, install firebox (00078:2778:191000)

## **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 double bay villa of the early 20<sup>th</sup> century. It has some special features including the ornate front gables.

**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 is of modest townscape value for the visual interest that it contributes to the streetscape.

**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?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

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

#### **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 double 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 although the rear of the house has had extensive alterations.

***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*