

## Woodside

2 Oak Park (relocated from 215 Vivian Street)



Image: Charles Collins, 2013

### Summary of heritage significance

- Woodside is a good representative example of a large Victorian villa designed in an Italianate style. It is notable for its well-proportioned Classical design, and for its ornate and decorative verandah/balcony.
- This building has townscape value for the part that it plays in its new setting. It contributes well to the character of the Buller Street area as there are a number of similarly styled buildings that help to create a harmonious streetscape.
- The building has a typical, uneventful, history that is representative of many of its neighbours in the upper-Willis Street area. It was originally constructed as a private residence, but it was later converted into apartments then a boarding house. It was moved in c.2005 as part of works to form the new Wellington motorway onramp.

District Plan:	Map 16, reference 324
Legal Description:	Pt Lot 1 DP 7706, Pt Lot 2 DP 7706
Heritage Area:	N/A
HPT Listed:	N/A (Note NZHPT covenant/encumbrance for former NZTA property)
Archaeological Site:	Building relocated – Included in NZAA Central City R27/270
Other Names:	‘Woodside’, ‘Avonside’ 215 Vivian Street
Key physical dates:	Original construction – 1884 Relocation – c.2005
Architect / Builder:	Owner: George Tiller
Former uses:	Residential and Commercial – Boarding House
Current uses:	Residential - House
Earthquake Prone Status:	<i>Unknown at time of writing – To be assessed</i>

Extent: Cityview GIS



## 1.0 Outline History

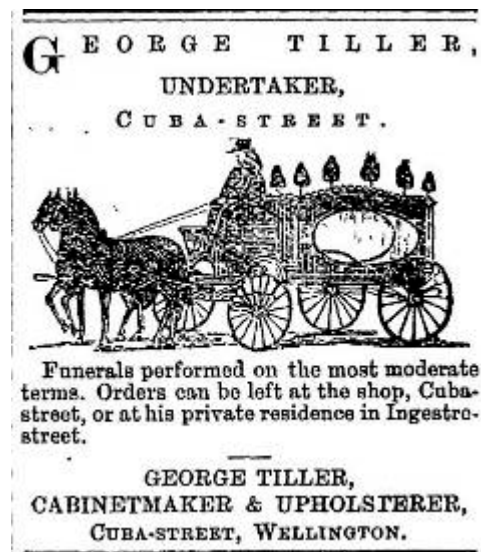
### 1.1 History

The building, now located at 2 Oak Park Avenue, is a grand two-storey building that has operated as a private home, apartment building, and boarding house since its construction in the 1880s. It was relocated in c.2005 as part of the works to form the new Wellington motorway onramp.

The original Vivian Street site, of this now-relocated property, had been occupied since the earliest European settlement of Wellington in the 1840s. In 1841 the site was owned by J. E. Boulcott and 11 years later, in 1852, T. McDonald acquired the site. In 1884 McDonald's wife purchased part of her husband's property who then sold part to George Tiller later in the same year. At the time, the land was worth £100. Tiller had lived at the property from 1876, presumably leasing it from McDonald.<sup>1</sup>

The grand two-storey house was originally constructed for George Tiller in 1884 in the Italianate style. George Tiller was an undertaker, cabinetmaker, and upholsterer based in Cuba Street. The house was once part of a precinct of similar, large Italianate, houses that were built in the upper-Willis Street area from the 1870s to the 1900s. Originally the street address of this building was 67 Ingestre Street, in 1909 this was absorbed by Vivian Street.<sup>2</sup>

In 1904 the house changed hands to David Ross who owned the house for 19 years. It is not apparent whether or not he made any modifications to the house. There are no records of modifications being made on the house until 1929 when it was purchased by the Walker family and turned into a private hotel or boarding house. The Walkers added 10 rooms to the rear of the building in 1930. In 1936 they further extended the accommodation to the east and west as well as adding new toilets. These additions were designed by architect C. A. Maynard.



Evening Post, Volume XIX, Issue 95, 26 April 1880, Page 4.

In 1975 Nada Walker passed away and there was much contestation of the will. In response to this, the Public Trust took temporary control of the property which lasted for three years. The property was finally taken over by Norma J Hart in 1978. In 1980 the New Zealand Government took over ownership of the property and the guest house was renamed 'Avonside'.

<sup>1</sup> NZTA, 'Wellington Inner City Bypass Construction Newsletter', Issue 2 March 2005, accessed 04/04/2013, <http://www.nzta.govt.nz/projects/wicb/resources/pdf/Newsletter-200503.pdf>

<sup>2</sup> NZTA, 'Wellington Inner City Bypass Construction Newsletter', Issue 2 March 2005, accessed 04/04/2013, <http://www.nzta.govt.nz/projects/wicb/resources/pdf/Newsletter-200503.pdf>

In 2005, Transit New Zealand began the construction of a bypass through the central city. As a part of the bypass construction process a number of buildings that possessed heritage values were fully restored and then relocated to new sites. The exterior of this building was restored and the internal structures were strengthened.



Restoration of internal walls and exterior of house, accessed 04/04/13,  
<http://www.nzta.govt.nz/projects/wicb/buildings/215-Vivian.html>

**1.2 Timeline of modifications** – Original plans unavailable: Modifications based on history.

1884	Original Building Construction
1930	Building addition – 10 rooms added to the rear of the building
1936	Building addition – Extension to east and west of building, new toilets (00056: 178: B15660)
1951	Alterations to dwelling (00056: 404: B31067)
1978	Repile dwelling (00058: 1159: C49929)
	Alterations to guesthouse and vehicle access (00058: 1171: C50424)
2005	Building restored and relocated to 2 Oak Park Avenue

**1.3 Occupation history**

Not assessed

**1.4 Architect - Unknown**

## **2.0 Physical description**

### **2.1 Architecture**

This building is a large two-storey house built in the Italianate style. It is designed in a typically grand fashion, with the central front door featuring a large pediment and decorative fretwork on the verandah posts and balustrades. The House is finished in wood including the panelling, the tongue and groove flooring, and turned staircase balustrades.

### **2.2 Materials**

The building was constructed in timber cladding, with a corrugated iron roof, and painted timber joinery. The building exterior has now been fully restored.

### **2.3 Setting**

This was a building type that was commonly seen in this area at the turn of the century, but the building has been relocated so has lost its original context. In its new setting, this building fits into the area well as there are a number of similarly styled buildings along Buller Street.

## **3.0 Sources**

Wellington City Council, 'Woodside – 215 Vivian Street', *Wellington Heritage Building Inventory 1995*, Wellington City Council 1995.

### **Online Sources**

Morrison, Philip and Schrader, Ben. 'Inner-city living - Early inner-city living and its decline', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12  
<http://www.TeAra.govt.nz/en/inner-city-living/page-1>

NZTA, 'Wellington Inner City Bypass Construction Newsletter', Issue 2 March 2005, accessed 04/04/2013,  
<http://www.nzta.govt.nz/projects/wicb/resources/pdf/Newsletter-200503.pdf>

### **Papers Past**

Evening Post, Volume XIX, Issue 95, 26 April 1880, Page 4.

## 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?*

Woodside is a good representative example of a large Victorian villa designed in an Italianate style. It is notable for its well-proportioned Classical design, and for its ornate and decorative verandah/balcony.

**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 building has townscape value for the part that it plays in its new setting. It contributes well to the character of the Buller Street area as there are a number of similarly styled buildings that help to create a harmonious 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?*

The building is one of a group of 13 heritage properties that were thought worthy of relocation and “preservation” as part of the works to form the Wellington Inner City Bypass. The relocation process was contentious and the group-value has been substantially diminished by its move to its new site.

#### **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?*

The building has a typical, uneventful, history that is representative of many of its neighbours in the upper-Willis Street area. It was originally constructed as a private residence, but it was later converted into apartments then a boarding house. It was moved in c.2005 as part of works to form the new Wellington motorway onramp.

#### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

This building has been relocated from its original site which had been occupied since prior to the turn of the century. The new site is included in the NZAA Central City Archaeological area R27/270.

**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?*

This building helps to contribute to a sense of place and continuity in Wellington as it is a physical reminder of the period in which it was constructed and an element of the history of Wellington.

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

The heritage properties around upper Cuba Street, Abel Smith, Tonks Avenue and upper Willis Street that were affected by the Wellington Inner City Bypass route were a focus of strong community sentiment. This can be seen from the objections raised to the roading scheme including in submissions to the Environment Court.

**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 building is a good representative of a Victorian Italianate house. It has value as a representative of a boarding house from the time so it helps to tell the story of early Wellington and the types of living arrangements that were available at the time.

**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?*

Although this building has been extensively restored it retains significant integrity as much of the original built fabric survives.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

This building is important at a local level for the contribution that it makes to tell the story of Wellington. It is a building that is designed in a style representative of its period and retains a great amount of integrity.

## 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*