

Houses

56, 58, 60, 62 & 64 Wright Street



56,58,60,62 & 64 Wright Street. Image: Google Maps (2009)

Summary of heritage significance

- 56, 58, 60, 62 and 64 Wright Street are a group of five two-storey villas designed in a distinctive San Francisco / Italianate-style. They are notable for their well-proportioned Classical facades and for their elaborate decorative schemes and ornamentation.
- The row of five villas is a local landmark. Their location as a stepped row, elevated above the southern slope of Wright Street, provides a distinct visual interest to the street and contributes to the character and sense of place of the surrounding area. They have group value for their near identical design and histories.
- Although it seems likely that none of the houses (or their occupants) have had a notable or unusual history, the group of houses can be seen as representative of the development of the Newtown/Mount Cook area.

House No. 56

Image: *Charles Collins, 2015*

District Plan:	Map 6, reference 363/1
Legal Description:	Lot 1 DP 4627
Heritage Area:	None 2013
HPT Listed:	Wright Street Houses Historic Area
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1905
Architect / Builder:	Harry Crump
Former uses:	House
Current uses:	House
Earthquake Prone Status:	SR269417 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

House No. 58



Image: Charles Collins, 2015

District Plan:	Map 6, reference 363/2
Legal Description:	Lot 2 DP 4627
Heritage Area:	None 2013
HPT Listed:	Wright Street Houses Historic Area
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1905
Architect / Builder:	Harry Crump
Former uses:	House
Current uses:	House
Earthquake Prone Status:	SR269419 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

House No. 60



Image: Charles Collins, 2015

District Plan:	Map 6, reference 363/3
Legal Description:	LOT 3 DP 4627
Heritage Area:	None 2013
HPT Listed:	Wright Street Houses Historic Area
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1905
Architect / Builder:	Harry Crump
Former uses:	House
Current uses:	House
Earthquake Prone Status:	SR269421 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

House No. 62



Image: *Charles Collins, 2015*

District Plan:	Map 6, reference 363/4
Legal Description:	LOT 4 DP 4627
Heritage Area:	None 2013
HPT Listed:	Wright Street Houses Historic Area
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1905
Architect / Builder:	Harry Crump
Former uses:	House
Current uses:	House
Earthquake Prone Status:	SR269423 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

House No. 64

Image: *Charles Collins, 2015*

District Plan:	Map 6, reference 363/5
Legal Description:	LOT 5 DP 4627
Heritage Area:	None 2013
HPT Listed:	Wright Street Houses Historic Area
Archaeological Site:	Central City NZAA R27/270
Other Names:	
Key physical dates:	1905
Architect / Builder:	Harry Crump
Former uses:	House
Current uses:	House
Earthquake Prone Status:	SR269425 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

These five houses on the west side of Wright Street in Mount Cook were built in the Italianate style by Harry Crump, in 1905.¹ Harry Crump (1856 – 1949) was a prolific speculative builder who is known to have been active in Wellington in the years between 1892 and 1908.² He was born in Yorkshire, and spent part of his childhood in the USA before returning to England to serve his apprenticeship - presumably as a builder. He sailed to New Zealand on the 'Maraval' in 1880³ and built over 156 houses in Kelburn, Thorndon, Te Aro, Mount Cook, and Newtown.⁴ He also owned large areas of land in Newtown and Thorndon, and is associated with the development of Lauriston Street (now Patterson Street) in Mount Victoria, Myrtle Crescent in Mt Cook, and Kensington Street in Te Aro.⁵ He is likely to have worked as an architect-builder as most of his building consent applications do not list separate architects.

The 1891 Te Aro Thomas Ward survey map shows that Wright Street and Salisbury Terrace had been substantially developed by the end of the nineteenth century. This is unsurprising as the Cook Ward, which included part of Mount Cook, Mount Victoria and Newtown, had absorbed over half Wellington's population growth in the years between 1878 and 1901. Suburban growth was further stimulated by the development and expansion of the electric tram network from 1904 onwards, and Wright Street would have been a prime site for development, due to its proximity to the city and to tramlines that were located in nearby Adelaide Road, and later in Wallace Street.

Crump purchased the land at the corner of Salisbury Terrace and Wright Street in 1903 that had once been occupied by a large villa, perhaps built by solicitor, Frederick Wilson. Wilson subdivided the land into two titles and sold both to Crump in 1903, and Crump lodged the building consent application for the five houses in August 1905 with an estimated construction cost of £3000.

Crump owned all five houses until 1913 when they were sold to Margaret Price, wife of Wellington builder, Charles Price. The land was re-surveyed and subdivided into individual titles in 1920. Lots 1, 2, 4 and 5 were transferred to the Crown for housing purposes, and Lot 3 was transferred to Mary Davis in 1921. The houses returned to private ownership in the 1920s – 40s and have generally been occupied by middle-class tenants over the past 100+ years. All appear to have been converted into two flats at some time, and all but one appear to have since been returned to single dwellings.

Although it seems likely that none of the houses (or their occupants) have had a notable or unusual history, the group of houses can be seen as representative of the development of the Newtown/Mount Cook area. NZHPT note that 'their representative, or typical nature in terms of their origins and history, are arguably of more general utility in this way than something less common.'⁶

¹ This report is based on Kerryn Pollock, Ian Bowman and Rebecca O'Brien, 'Wright Street Houses Historic Area, Wright Street, Wellington', Historic Area Registration Report for the NZHPT (2004)

² Ben Schrader. 'Housing - Construction and materials', Te Ara - the Encyclopaedia of New Zealand, updated 8-Jul-13 URL: <http://www.TeAra.govt.nz/en/photograph/38654/building-on-spec>

³ The Cyclopedia of New Zealand [Wellington Provincial District] 1897. Pollock (2004)

⁵ F.L. Irvine-Smith, The Streets Of My City, (Wellington, 1948)

⁶ Pollock (2004) 5

The NZHPT created the Wright Street Historic Area in 2005 and this replaced the previous Category II Historic Place status for each individual house.

1.2 Timeline of modifications

1905	00053:120:6675; 56, 58, 60, 62, 64 Wright Street, five dwellings; 00432:573:48476; 56, 58, 60, 62, 64 Wright Street 1905
1926	00056:14:B1292; 56 Wright Street, alteration to dwelling
1944	00056:295:B23469; 64 Wright Street, convert to flats; 00001:235:6/1707; Building: 64 Wright Street - Mrs E Vause
1959	00058:87:C4242; 58 Wright Street, dwelling to 2 flats
1968	00058:592:C27951; 62 Wright Street, re-pile
1970	00058:673:C30909; 60 Wright Street, re-pile
1975	00058:960:C42145; 64 Wright Street, part re-pile
1987	00059:72:D5619; 58 Wright Street, re-pile
1991	00059:478:E23069; 56 Wright Street, conservatory and garage
1993	00060:46:1758; 64 Wright Street, drain
1996	00061:211:16673; 62 Wright Street, plumbing alterations
2000	00078:408:64419; 64 Wright Street, additional window and wall
2002	00078:1031:92914; 62 Wright Street, removal of wall between kitchen and dining area, covering of laundry, installation of French doors and new kitchen
2003	00078:1040:97330; 62 Wright Street, alterations to first floor bathroom; renewal of shower and wash-basin plus installation of wc

1.3 Architect

Harry Crump (1856 – 1949) – speculative builder

2.0 Physical description

2.1 Architecture

The Wright Street houses are a unique group of near-identical two-storey villas designed in a San Francisco-inspired style. They are stylistically similar to the housing developments of San Francisco, particularly those designed by the American West Coast Newsom brothers, according to architect and historian, Martin Hill.⁷ Others, including conservation architect Ian Bowman, describe the houses as an exclusively timber form of the Italianate-style that evolved in both New Zealand and San Francisco, and was popular with speculative builders at the end of the nineteenth century.

Each house was designed with a rectangular bay window at the ground floor, surmounted by a 'lighter' semi-octagonal window above, and the bay roof forms alternate between hipped roof and flying gable. The bays stand in contrast to the recessed porches which are generally decorated with an 'Eastern horseshoe arch'⁸ at first floor level. Although the houses were designed as near-identical there is some variation in the roof form (as noted above); in the detail of the first floor balcony balusters, gates, and matching street-wall topping rail; and in decorative features such as the balcony brackets and sill apron-board details.

No's 56 and 64

Have the most heavily modified exteriors. The first floor balconies have both been in-filled and extended (although the original horseshoe arch at No. 56 is known to have been retained as an internal feature). The main entrances have both been modified to allow for two front doors. These modifications detract from the composition of the group of houses.

A new concrete block workshop and garage have been constructed with access from Salisbury Crescent for house No. 56.

No's 58 and 60

Have had few external alterations

No. 62

Has no horseshoe arch at the first floor balcony and this detracts from the composition of the group of houses.

2.2 Materials

Timber structural framing, floor joists and rafters
Rusticated timber weatherboards
Timber decorative features and ornamentation
Timber sash windows and door joinery

⁷ Martin Hill, *Restoring with style: Preserving the character of New Zealand's houses*, (Wellington: V.R. Ward, Government Printer, 1985), 36

⁸ Hill, 1985

2.3 Setting

The Wright Street houses are a photogenic⁹ row of five near-identical, two-storey villas that step down the southern slopes of Wright Street. Each house is set back approximately two metres from the Wright Street boundary and the houses are spaced to allow for a narrow side yard to the south that gives access to a small rear yard. Each house is set approximately two metres above street level and this position allows the row to be viewed as a whole and enhances its visual impact.

The houses' distinctive San Francisco / Italianate-style, their arrangement as a stepped group, the repetition of key features including the bay windows and horseshoe arches establish a visual rhythm on the Wright Street streetscape. The buildings are designed to be superficially similar, but the streetscape is further enlivened by variations in decorative schemes, roof form and ornamentation.

The wider setting for the five near-identical houses is the residential streetscape of Wright Street, a wide undulating street, with an interesting mix of houses, many of them dating from the early decades of the 20th century. Houses 56, 58, 60, 62 & 64 stand at the highest point of the street - near the south end - with No. 64 being the southernmost one.

3.0 Sources

Hill, Martin. *Restoring with style: Preserving the character of New Zealand's houses*, (Wellington: V.R. Ward, Government Printer, 1985), 36

Irvine-Smith, F.L. *The Streets Of My City*, (Wellington, 1948)

Pollock, Kerry. Ian Bowman and Rebecca O'Brien, 'Wright Street Houses Historic Area, Wright Street, Wellington', *Historic Area Registration Report for the NZHPT* (2004)

Schrader, Ben. 'Housing - Construction and materials', *Te Ara - the Encyclopedia of New Zealand*, updated 8-Jul-13 URL:

<http://www.TeAra.govt.nz/en/photograph/38654/building-on-spec>

The Cyclopedia of New Zealand [Wellington Provincial District] 1897.

⁹ For example Schrader (2013); Hill (1985)

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?*

56, 58, 60, 62 and 64 Wright Street are a group of five two-storey villas designed in a distinctive San Francisco / Italianate-style. They are notable for their well-proportioned Classical facades and for their elaborate decorative schemes and ornamentation.

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 row of five villas is a local landmark. Their location as a stepped row, elevated above the southern slope of Wright Street, provides a distinct visual interest to the street and contributes to the character and sense of place of the surrounding area. They have group value for their near identical design and histories.

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 row of five Edwardian villas have group value for their near identical design and history.

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?*

Although it seems likely that none of the houses (or their occupants) have had a notable or unusual history, the group of houses can be seen as representative of the development of the Newtown/Mount Cook area.

Scientific Value:

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

Central City NZAA 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?

The group of buildings has had few intrusive modern alterations and additions (with the notable exception of the first floor balconies at No. 56 & No. 64) over the past 100+ years and contribute to the sense of place and continuity of Wright 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?*

The buildings are a relatively rare example of San Francisco / Italianate residential architecture in Wellington and are notable for the condition and survival of much of the original ornate timber decoration. The survival of the Wright Street houses as a group enhances this rarity value.

Representative: *Is the item a good example of the class it represents?*

The buildings are good representative examples of the type of Edwardian villas that were built by speculative builder/developers on sites across Wellington city and its newly emergent suburbs.

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 building exteriors have retained much of their original built fabric.

Local/Regional/National/International

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

5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	None	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	None	
Research notes from 2001 Non-Residential heritage Inventory	None	
Plan change?	None	
Heritage Area Report	none	Notes found for proposed Wright Street Heritage Area – this was not created
Heritage Area Spreadsheet	none	
Heritage items folder (electronic)	y	
HPT website	y	
HPT files	y	
Conservation Plan	none	
Searched Heritage Library (CAB 2)	Y	

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*