

Paterangi

116 Messines Road, Karori, Wellington



116 Messines Road, Karori, Wellington (Photo: *Charles Collins, 2015*)

Summary of heritage significance

- Paterangi is an interesting and unusual example of the work of one of New Zealand's most important domestic architects, J W Chapman-Taylor. The house is designed in an interwar transitional style that is best summed up as Moderne. It is an unusual departure for Chapman-Taylor who was best known for handcrafted houses in the Arts and Crafts style.
- The building has group value as one of six Chapman-Taylor houses in Karori, and one of two on Messines Road.
- The house is a good representative example of a large upper-middle-class house of the interwar era designed in the Moderne style.

District Plan:	Map 11, reference 390
Legal Description:	Lot 30 DP 2220 Part Lot 142 DP 410
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Risk unknown
Other Names:	
Key physical dates:	1939: Construction
Architect / Builder:	James Walter Chapman-Taylor & George Hardie-Burt. Williams Brothers (builders)
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	Outside Earthquake Policy (SR 269374)

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

This two-storey Moderne style building was designed as a company house for an international tobacco company. In February 1935 Cedric Paynter, the New Zealand Managing Director of Godfrey Philips, approached architect James Walter Chapman-Taylor to design this house in Karori. The house would serve as a family home for the Paynters for their term in New Zealand and for future representatives of Godfrey Philips that would follow.

Paterangi was designed with a traditional floor plan with bedrooms on the first floor and living spaces on the ground. The Paynters were expected to lead a high-profile social life as representatives of Godfrey Philips, and the layout of the ground floor with a large entrance, spacious living and dining rooms, and an efficient kitchen and servery must have served this purpose well.¹

Although Chapman-Taylor produced the initial plans and specifications the building has also been associated with architect George Hardie-Burt. Architecture historian Judy Siers writing in *The Stockade* in 1997 notes that G H Burt (or George Hardie-Burt) was granted the building permit.² This is difficult to verify as the building permit was applied for by the builder (the Williams Brothers of Seatoun) and no architect's name appears on the permit plans and specifications. It is clear, however, that the drawings that received a building permit differ from Chapman-Taylor's initial designs, and this suggests a second architect was involved in the project before it was built. The variations include the addition of a projecting triangular window over the stairs; horizontal banding to the external render; an altered profile for the east chimney stack; the addition of a projecting roof on the entrance porch and glazing to the front door; and alterations to the layout of the stair (C-T plan shows winders while the built-scheme shows a landing) and alterations to the layout of bedroom 4 to suit the revised stair.

The initial design was an unusual departure in style for Chapman-Taylor, who was better known for the design of handcrafted Arts and Crafts style houses. The final design is an interesting mix of architectural styles that is best summed up as transitional inter-war and Moderne. There is no information on why the commission passed from Chapman-Taylor to another architect, but Siers suggests that the death of Chapman-Taylor's wife Joan in 1938 may have been a contributing factor.

Construction work at 116 Messines Road was conducted by the building firm of Williams Brothers, who submitted a tender price of £1850. A construction period of 3.5 months was allocated in the building specification.³

The house is one of six designed by Chapman-Taylor in Karori including The Burnett House (1908) also on Messines Road, the Bolt House (1911) on Fancourt Street, the Chapman House (1912) on Braithwaite Street, the Waters House (1912) on Duthie Street, the Barkley-Smith House (1935) on Homewood Crescent and Paterangi (1939).⁴ It is similar in style to a house by George Hardie-Burt at 12 Monaghan Avenue in Karori (1936) - particularly the projecting triangular window over the stair.

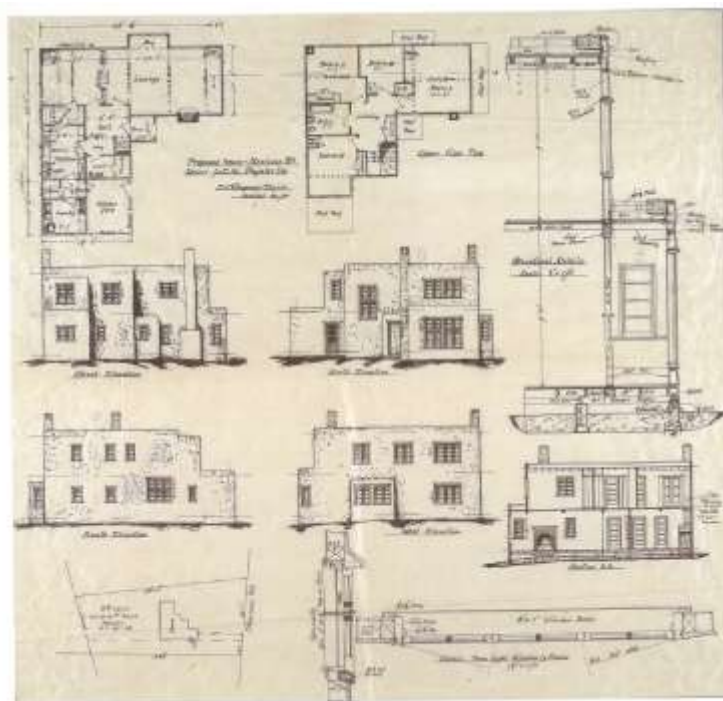
¹ Siers, Judy. *The Life and Times of James Chapman-Taylor* (Wellington: Millwood Press, 2007) pages 323 & 324

² Siers, Judy "J.W. Chapman Taylor's Houses in Karori" in *The Stockade*, Number 30 1997 ISSN 0110-4926

³ WCC Permit Record; permit no: B 18958.

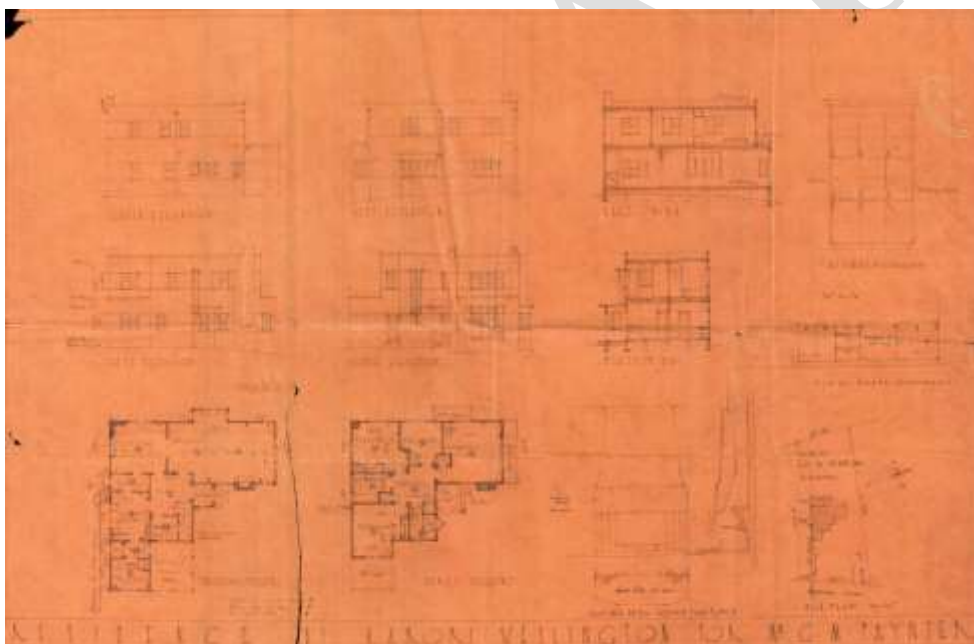
⁴ Siers, Judy "J.W. Chapman Taylor's Houses in Karori" in *The Stockade*, Number 30 1997 ISSN 0110-4926

1.2 Timeline of modifications



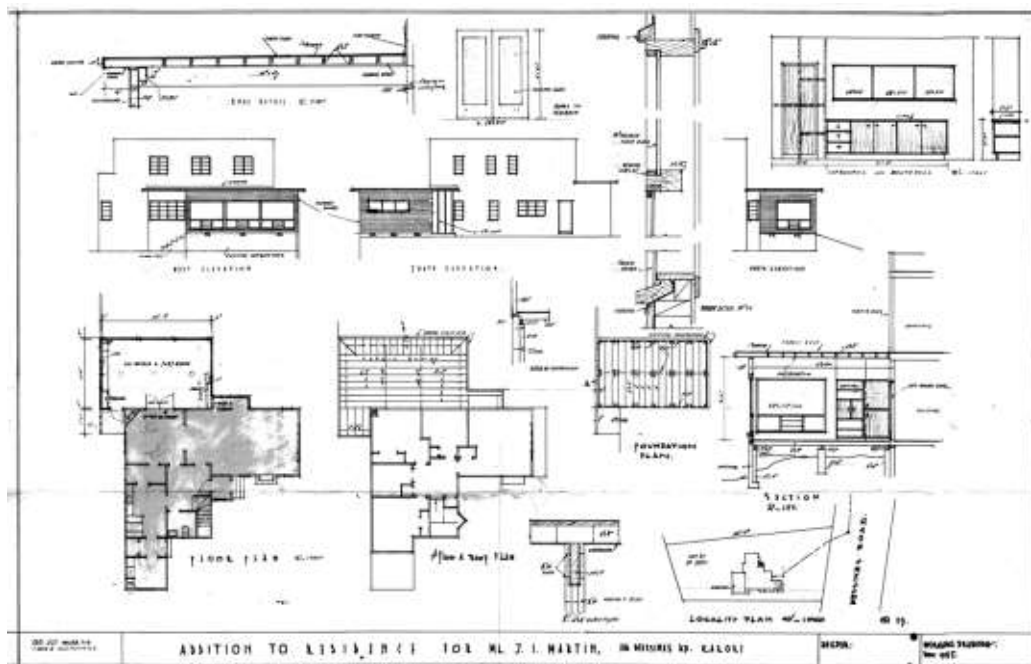
Plan 1008. Plan for 'Terrace' - Terrace House, Division of Rates for C. M. Taylor, Feb. 1930.
J. M. Chapman (Taylor & Taylor, Aug. 31)

1930s Chapman-Taylor original plans for Paterangi⁵



1939 plans for 116 Messines Road. Wellington City Council Archives file 00056:223:B18958.

⁵ Siers, Judy. *The Life and Times of James Chapman-Taylor* (Wellington: Millwood Press, 2007) pages 323 & 324



Addition to Residence for Mr J.L. Martin, 1955. Wellington City Council Archive File 00058:38:C1937

- 1939: Construction of house and garage (Wellington City Council Archive Files 00056:223:B18958 & 00056:233:B19650)
- 1957: Additions to house and garage (00058:38:C1937 & 00058:14:C678)
- 1960: Additions to house (00058:128:C6133)
- 1966: Additions to house (00058:451:C19337)
- 1971: Additions and alterations to house (00058:754:C34911)

1.3 Ownership history

1939-? G.M. Paynters

1.4 Occupation history

Unknown

1.5 Architect

James Walter Chapman-Taylor (1878 – 1958)

James Chapman-Taylor is one of New Zealand's most important domestic architects of the early to mid-20th century, and Wellington's best known proponent of the Arts and Crafts movement.

Chapman-Taylor was born in London in 1878 and moved to New Zealand with his family two years later. He grew up in Taranaki where he was apprenticed to a Stratford builder and studied architecture by correspondence. In 1905 he set up practice as a builder-architect in Wellington. His distinctive Arts and Crafts style houses were produced after a visit to England in 1909 where he met the leading practitioners of the day including Voysey, Parker, Unwin and Baillie Scott.⁶

Over the course of his career Chapman-Taylor specialised in fine houses in the English Domestic Revival / Arts and Crafts style. Of the over 80 houses built mainly in Wellington, Auckland, Taranaki and the Hawkes Bay, many featured inglenooks and panelling, hand-forged hinges and door latches, hand-adzed beams and timberwork, and handcrafted furniture.

⁶ Mew, Geoff & Adrian Humphries. "Raupo to Deco: Wellington Styles and Architects 1840 – 1940" (Wellington: Steel Roberts Aotearoa, 2014); Siers, Judy. *The Life and Times of James Walter Chapman-Taylor* (Napier, NZ: Millwood Heritage Productions, 2007)

His career is described in detail in the 2007 book “The Life and Times of James Walter Chapman-Taylor” by historian Judy Siers.

George Hardie-Burt (1905 – 1983)

George Hardie-Burt was an architect who was active from the 1930 to the early 1960s. He worked as a draughtsman for Mitchell & Mitchell in the 1930s, and also as an insurance agent. His best known work is in Karori, particularly the four houses he designed for the Monaghan family in the late 1930s. Two of these were designed in a Moderne/Art Deco style, while the remainder of his work was typically English Domestic Revival.⁷

2.0 Physical description

2.1 Architecture

The house is essentially a timber framed building with a cement rendered exterior, and timber framed internal walls. The living areas are located on the ground floor with bedrooms on the first. The plan is essentially ‘L’ shaped with a central stair/landing and hallway from which all other rooms are accessed.

The roofs are flat and the elevations have a strong horizontal emphasis, particularly with the projecting eaves. The eaves are an unusual feature for a house with a flat roof and parapets and do not appear on the original drawings by Chapman Taylor, on the permit drawings, or on the subsequent drawings for the alterations in the mid-1950s.

The windows appear to have been replaced, but once had multiple horizontal glazing bars. There is a single storey c.1950s extension to the east of the building and later two storey addition partly above the original the original laundry to the southeast. The horizontal bands on the smooth white plaster are an unusual feature that do not appear on Chapman-Taylor’s original drawings, but were on the building permit drawings.

The building is an unusual departure for architect James Walter Chapman-Taylor from his usual Arts and Crafts style. It is best described as Moderne, and demonstrates the inter-war transition between the English Domestic Revival, Art Deco and International Modern Movement styles.

2.2 Materials

Painted cement render on timber framing, painted timber joinery, bitumen fabric roofing, brick chimney.

2.3 Setting

The house at 116 Messines Road occupies a large section is the south-eastern corner of Karori. Located on a rise, away from the road, and fronted by extensive landscaping, the house is somewhat obscured from pedestrian view.

3.0 Sources

Mew, Geoff & Adrian Humphries. “Raupo to Deco: Wellington Styles and Architects 1840 – 1940” (Wellington: Steel Roberts Aotearoa, 2014)

⁷ Mew, Geoff & Adrian Humphries. “Raupo to Deco: Wellington Styles and Architects 1840 – 1940” (Wellington: Steel Roberts Aotearoa, 2014)

Siers, Judy "J.W. Chapman Taylor's Houses in Karori" in *The Stockade*, Number 30 1997, ISSN 0110-4926

Siers, Judy. *The Life and Times of James Walter Chapman-Taylor* (Napier, NZ: Millwood Heritage Productions, 2007)

Wellington City Council Archive Files: 0056:223:B18958; 00056:233:B19650;
00058:38:C1937; 00058:14:C678; 00058:128:C6133; 00058:451:C19337;
00058:754:C34911

Wellington City Council Permit Record, permit no: B 18958.

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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?*

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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?*

Paterangi has some townscape value for its prominent location above Messines Road. The house is distinctive for its white rendered walls and flat roofs that are typical of the Moderne style. It forms part of a streetscape of villas, bungalows and large houses from the late 19th to mid-20th century.

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 has group value as one of six Chapman-Taylor houses in Karori, and one of two on Messines Road.

Historic Value:

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

Paterangi is associated with J W Chapman Taylor who is one of New Zealand's most important domestic architects. It is an unusual and atypical example of his work.

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

The house is a good representative example of a large upper-middle-class house of the interwar era designed in the Moderne style.

Scientific Value:

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

Risk unknown

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 building has been part of the streetscape for over 70 years and contributes to sense of place and continuity of Messines Road, Karori

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 building is a rare example of a J. W. Chapman-Taylor house designed in a Moderne style.

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

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 the building has been adapted over the past 70 years it retains significant fabric from the time of its construction and from subsequent sympathetic additions and alterations

Local/Regional/National/International

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

The house at 116 Messines Road is important at a local and regional level as an example of a Chapman-Taylor house.