

## House

12 Monaghan Avenue, Karori, Wellington



### Summary of heritage significance

- The house is a charming architectural essay on the aesthetics of modernism in the 1930s. The building reflects the cubism of the Modern Movement (International Modernism) with its simple geometry and apparent functionalism, yet, it retains some of the trappings of the Moderne of the 1920s and 30s with its characteristic decorative features. It is a building in transition not yet ready to shed all vestiges of decoration but nevertheless of some architectural significance.
- The house remains in close to original condition and is an important example of progressive architecture of the period.
- This house has some local value for its association with the Monaghan family. It remains evidence of the influence and importance of this family in Karori history. The house also derives some of its historic significance from its association with Sir Richard Bolt who rose to the rank of Chief of Defence Staff before retiring in 1980.

District Plan:	Map 11, reference 391
Legal Description:	Lot 28 DP 9984
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Risk unknown
Other Names:	
Key physical dates:	1936: Construction
Architect / Builder:	G.H. Burt / Ernest King
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	Outside Earthquake Policy (SR 269379)

Extent: Cityview GIS 2013



## 1.0 Outline History

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

This house was built in 1936 for Dr Patrick Monaghan, one of the grandsons of early settler Major Patrick Monaghan, who began a substantial Karori dynasty. The house was constructed on land that was originally part of the family farm. The land – a selection of sections on the western side of the newly created street – was subdivided in 1930.<sup>2</sup>

The house was designed by architect G.H. Burt and built by contractor Ernest King at a cost of £1175.<sup>3</sup> In 1941 a sunroom was added to the house.<sup>4</sup> The house was said to have been built for one of Monaghan's daughters – one of the three houses he had built for his offspring – but no evidence to support this has been found in the case of this house. It is possible that the first occupier listed, Arthur Wright, was somehow connected to one of Monaghan's daughters.<sup>5</sup> Monaghan owned the house until 1958, when he sold it to William Machin, a radio dealer, and his wife Phyllis.<sup>6</sup> They had already been living in the house, from 1950.

They remained the occupants until 1968 until they sold the house to Group Captain Richard Bolt of the RNZAF and his wife June. Richard Bolt was later Chief of Air Staff and then Chief of Defence Staff until retirement in 1980. He rose to the rank of Air Vice Marshal and was knighted just before his retirement. After the death of his wife in 1984 Bolt retained ownership of the house for a further three years. The house was bought by James and Jeanine Winton in 1987. Two years later they sold the property to David McLean and Julianne Brown, who in turn sold the house to Anita Hyatt and Quentin Lowcay in 1996.

Much of the house's heritage value comes from its architecture. The house is a charming architectural essay on the aesthetics of modernism in the 1930s. The building reflects the cubism of the Modern Movement (International Modernism) with its simple geometry and apparent functionalism. Yet, it retains some of the trappings of the Moderne of the 1920s and 30s with its characteristic decorative features. It is, therefore, a building in transition – not yet ready to shed all vestiges of decoration but nevertheless of some architectural significance. It has been argued that this transitional approach reflected the antipodean concern of that period with the aesthetics of architecture rather than the more fundamental concern, as in Europe, with the pursuit of a 'brave new world'. The house remains in close to original condition and is an important example of progressive architecture of the period.

The house also has the historical connection to the Monaghans, an important Karori farming family for whom the street on which the house is situated is named for.<sup>7</sup> It is also historically associated with Sir Richard Bolt, who rose to the rank of Chief of Defence Staff.

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<sup>1</sup> Michael Kelly and DK, notes on 12 Monaghan Avenue, August 2001, Council files.

<sup>2</sup> CT 421/21, Land Information New Zealand

<sup>3</sup> WCC Building Permit, B15566, Wellington City Archives

<sup>4</sup> WCC Building Permit, C41520

<sup>5</sup> Wises Post Office Directory, 1937-1949

<sup>6</sup> CT 490/61, LINZ

<sup>7</sup> F.L. Irving-Smith, *The Streets of My City* (Wellington: A. H. & A.W. Reed, 1949), p 233

## **1.2 Timeline of modifications**

1936 00056:177:B15566; 12 Monaghan Avenue, dwelling and garage  
1941 00056:261:B21334; 12 Monaghan Avenue, sunroom  
1974 00058:944:C41520; 12 Monaghan Avenue, dwelling additions and alterations  
1988 00059:215:D10076; 12 Monaghan Avenue, carport and fence  
1996 00078:1049:24588; 12 Monaghan Avenue, kitchen refurbishment

## **1.3 Occupation history**

1936-1950 Arthur Wright  
1950-1968 William and Phyllis Machin  
1968-1987 Sir Richard and Lady June Bolt (d. 1984)

## **1.4 Architect**

G.H. Burt

## **2.0 Physical description**

### **2.1 Architecture**

This house is cuboid in shape. The stepped and staggered horizontal parapetted roofline (hiding a gently sloping roof) emphasises the strict geometry. Constructed in light timber frame with a stucco-rendered exterior, the house contains compact living spaces. The ground floor consists of living and dining room and kitchen while the first floor contains three bedrooms and bathroom.

Decoratively, the house owes much to the Moderne style with a horizontal emphasis expressed through grooved relief, articulation of window mullion detailing and horizontal fluting. The simple rectangular windows and post and lintel entry porch emphasise the style further. The angled cantilevered window on the principal frontage seems consistent with the style yet appears almost as an extravagance. The house is in good condition and retains its authenticity and integrity.

Interior not inspected.

### **2.2 Materials**

Cement render over timber

### **2.3 Setting**

Monaghan Avenue is near the centre of Karori. On a handsome, affluent, green suburban street, the house at number 12 maintains its privacy behind a tall hedge. The house is set back from the road, with the front section mostly concreted, while the rear of the section shares its boundary with St Teresa's School. The Moderne style of the house stands in contrast to the rest of Monaghan Avenue; most houses are Georgian in style with weatherboard construction. Though the foliage keeps the house obscured from the street, it does add visual and stylistic interest to the area.

## **Sources**

Irving-Smith, F.L. *The Streets of My City*. Wellington: A. H. & A.W. Reed, 1949

Kelly, Michael and DK. Notes on 12 Monaghan Avenue, August 2001, Council files.

WCC Building Permit, B15566, Wellington City Archives

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Wises Post Office Directory, 1937-1949

## **Land Information New Zealand**

CT 421/21, Land Information New Zealand

CT 490/61, LINZ

## **Wellington City Archive**

00056:177:B15566

00056:261:B21334

00058:944:C41520

00059:215:D10076

00078:1049:24588

### 3.0 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?*

The house is a charming architectural essay on the aesthetics of modernism in the 1930s. The building reflects the cubism of the Modern Movement (International Modernism) with its simple geometry and apparent functionalism, yet it retains some of the trappings of the Moderne of the 1920s and 30s with its characteristic decorative features. It is, therefore, a building in transition, not yet ready to shed all vestiges of decoration, but nevertheless of some architectural significance. The house remains in close to original condition and is an important example of progressive architecture of the period.

**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 house provides some visual interest to the area, but the effect is diminished due to the tall hedge obscuring the street's view of the house.

**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?*

##### **Historic Value:**

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

This house does have some local value for its association with the Monaghan family. It remains evidence of the influence and importance of this family in Karori history. The house also derives some of its historic significance from its association with Sir Richard Bolt who rose to the rank of Chief of Defence Staff before retiring in 1980.

**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?*

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 house contributes to a sense of continuity, helping mark the arrival of modernism in 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?*

**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?*

The house has retained a high level of authenticity, remaining close to original condition.

**Local/Regional/National/International**

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

The house is important on a local level.

## 4.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	N	
WCC Records – building file	N	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	N	
Research notes from 2001 Non-Residential heritage Inventory	Y	
Plan change?	N	
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	N	
HPT website	N	
HPT files	N	
Conservation Plan	N	
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*