

‘Fairlight’

29 Pitt Street



Image: Charles Collins, 2015

Summary of heritage significance

- This building has architectural value as a representative of the adaptability of timber buildings. Although it has had numerous alterations, the original character and style of the house has been maintained. Its style, type of construction, and materials are representative of a typical house of the day.
- This house has townscape value due to its position with the other houses in Wadestown; although it is now obscured from the streetscape it remains a representative of the period and remains appropriate for its setting.
- This house has had few listed modifications in the past fifty years, with the major adaptation being the addition of the grand two storey extension made in the late 1880s. It retains a relatively authentic quality. It has authenticity of style, craftsmanship, materials, and setting.

District Plan:	Map 15/21, reference 394
Legal Description:	Lot 2 DP 24122
Heritage Area:	-
HPT Listed:	-
Archaeological Site:	Pre 1900 Building
Other Names:	
Key physical dates:	Built: c.1870s
Architect / Builder:	-
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269390

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

This house, known as 'Fairlight', is found on Pitt Street in the suburb of Wadestown. Wadestown has a long history of settlement and until the 1880s the area was made up of a few small cottages that scattered the hills. In 1862 the property at 29 Pitt Street was owned by John Hooper, a plasterer, but it was a builder John Beard who developed the house. In later years John Davies, a civil servant, enlarged the section planting trees, flower beds, and an orchard. The subsequent owner E.W. Lowe added a grand two storey extension to the house in the late 1880s. In 1914 Lowe carried out further additions and alterations to the house.

This house is a large villa which is situated along a Wadestown ridgeline. Although it has had numerous alterations, the original character and style of the house has been maintained. Four chimneys crown the main hipped, corrugated iron roof, which is indicative of the scale of the home. This house is a good example of the adaptability of timber buildings, having had a grand addition made to it but remaining an authentic representative of the period and remaining appropriate for its setting.

In 1961 the then owner D.T. Nichols converted the house from a single residence into three flats. That year he also had a wash house constructed.

Since the 1980s the house has been converted back into a single residence, and there are no other alterations or modifications listed.

1.2 Timeline of modifications (original plans cannot be accessed)

- 1961 29 Pitt Street, convert dwelling to 3 flats (00058:178:C8214)
- 1961 29 Pitt Street, wash house (00058:195:C8940)
- 1981 29 Pitt Street, installation of fibre-lined gas kiln for mains gas operation (00058:1314:C55418)
- 1983 29 Pitt Street, garage (00058:0:C62500)
- 1998 29 Pitt Street, installation of fireplace (00078:1268:44078)

1.3 Occupation history

Not assessed

1.4 Architect

Unknown

¹ History adapted from: 'Wellington City Council, 'Fairlight – 29 Pitt Street', *Wellington Heritage Building Inventory 1995*, (Wellington City Council, 1995).

2.0 Physical description

2.1 Architecture

'Fairlight' is a large villa situated on a Wadestown ridgeline. It has had a number of alterations, the largest being the grand two storey extension made in the late 1880s. Although it has had numerous alterations, the original character and style of the house has been maintained. Four chimneys crown the main hipped, corrugated iron roof, which is indicative of the scale of the home. This house is a good example of the adaptability of timber buildings, having had a grand addition made to it but remaining an authentic representative of the period and remaining appropriate for its setting.

2.2 Materials

- Painted timber weatherboards
- Painted timber joinery
- Corrugated iron roofing

2.3 Setting

'Fairlight' is a large villa which is found in the suburb of Wadestown. It was once more prominent in the landscape that it is now. It is difficult to see in the streetscape as it is obscured by mature vegetation.

3.0 Sources

Wellington City Council. 'Fairlight – 29 Pitt Street', *Wellington Heritage Building Inventory 1995*. Wellington City Council, 1995.

Wellington City Archive

- 1961 29 Pitt Street, convert dwelling to 3 flats (00058:178:C8214)
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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 building has architectural value as a representative of the adaptability of timber buildings. Although it has had numerous alterations, the original character and style of the house has been maintained. Its style, type of construction, and materials are representative of a typical house of the day.

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 has townscape value due to its position with the other houses in Wadestown; although it is now obscured from the streetscape it remains a representative of the period and remains appropriate for its setting.

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?*

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

This house has had a modest and typical history for a residential dwelling in Wellington. It is associated with the early settlement of Wadestown and makes an important contribution to the history of the suburb.

Scientific Value:

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

This building was constructed pre 1900, so is of archaeological value.

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 house is an important part of the local community and makes a contribution to the wider setting of Pitt Street. It contributes significantly to the sense of place and continuity in the suburb of Wadestown.

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 an interesting representative of its period as it records over a century of alterations and additions. It was built in materials and using techniques common to the period. It has had a modest and representative history for a residential building.

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 has had few listed modifications in the past fifty years, with the major adaptation being the addition of the grand two storey extension made in the late 1880s. It retains a relatively authentic quality. It has authenticity of style, craftsmanship, materials, and setting.

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 locally significant for its architectural, townscape, and group values, its historic associations, its archaeological and technical values, and its authenticity.

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*