

House

35 Pitt Street



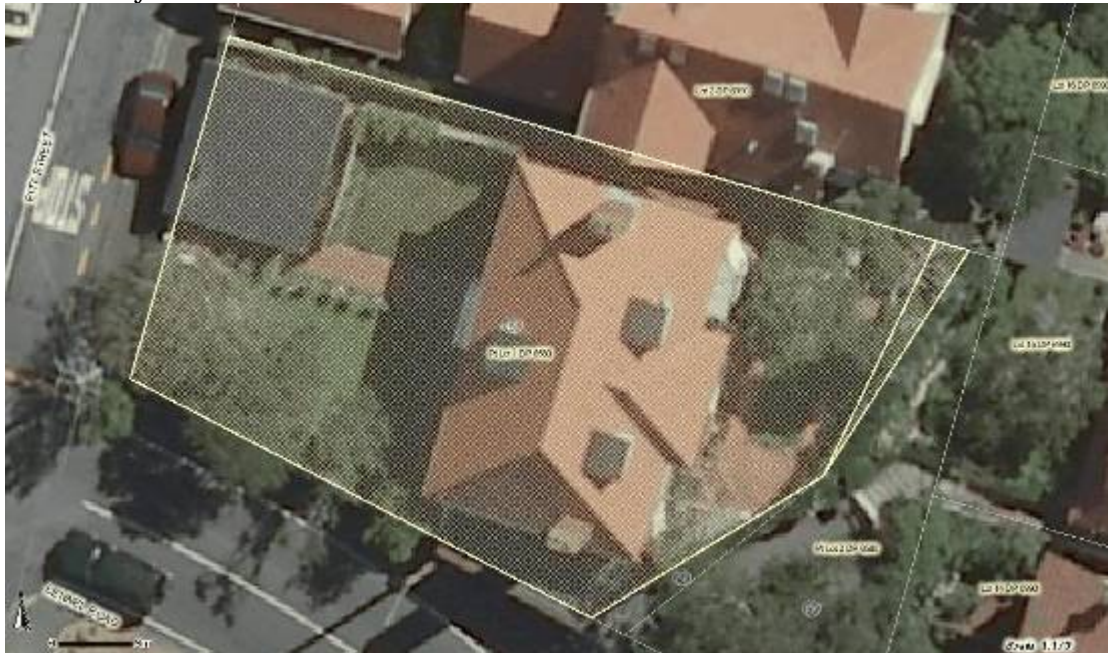
Images: Charles Collins, 2015

Summary of heritage significance

- This building has architectural value as a representative of Neo-Georgian architecture designed by a prominent firm and is a good example of the firm's domestic work. Its style, type of construction, and materials are representative of a typical good quality house of the day. There is an elegant simplicity in the street façade.
- This house is associated with Dr. Alister Young and is the work of a prominent architectural practice, Grey Young, Morton, and Young. Its history is modest, and is representative of many city dwellings in Wellington.
- There is some technical value in the construction of this house due to the use of exterior cavity brick while the internal walls are a combination of 9" brickwork and timber framed walls.

District Plan:	Map 15, reference 395
Legal Description:	Pt Lot 1 DP 8590
Heritage Area:	-
HPT Listed:	-
Archaeological Site:	-
Other Names:	-
Key physical dates:	Built: 1930
Architect / Builder:	Architect: Gray Young, Morton, and Young.
Former uses:	Residential
Current uses:	Residential
Earthquake Prone Status:	EQ Not Necessary, Outside EQ Policy – SR 269391

Extent: Cityview GIS 2013



1.0 Outline History

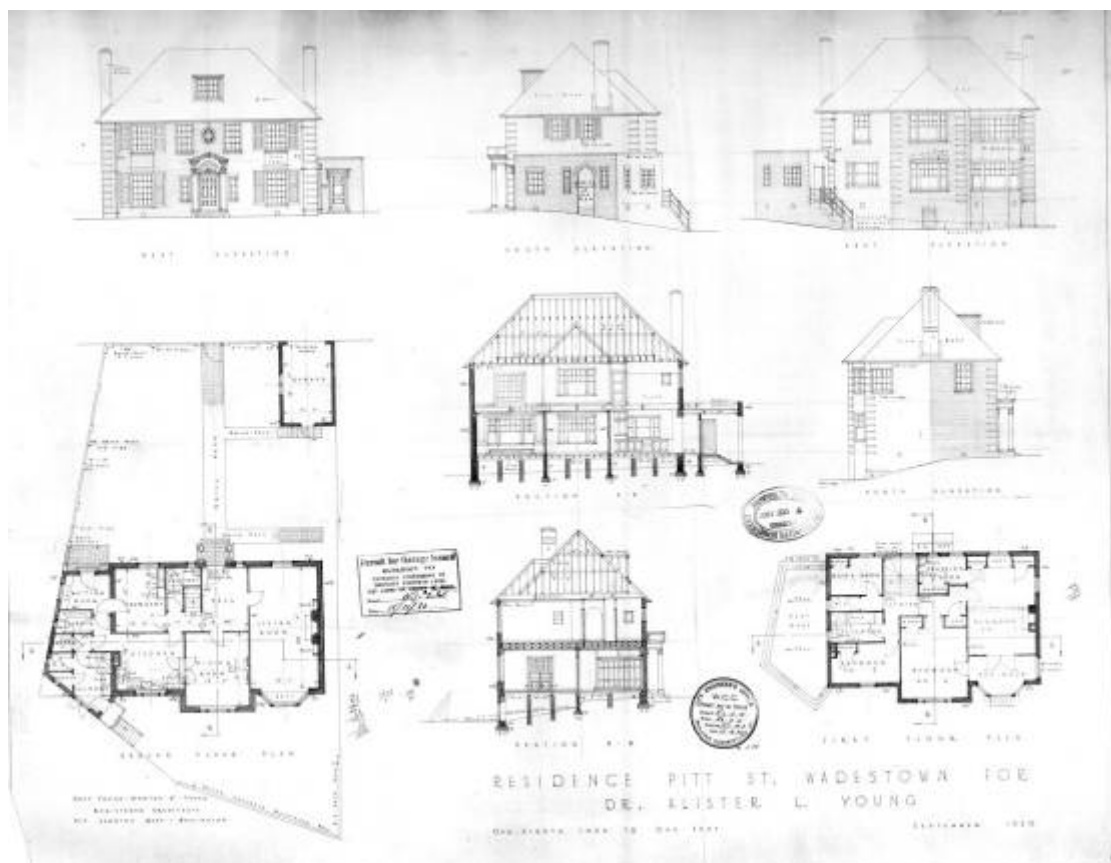
1.1 History¹

This grand building was constructed in 1930 as a residence and medical surgery for local physician Dr Alister L. Young and his wife. The house was designed by prominent Wellington firm Gray Young, Morton, and Young and constructed by H.G. Field & Co Ltd.

The house was originally designed to serve the functions of a private residence and medical surgery and these purposes are apparent in the building's planning. The surgery was positioned towards the main road with a private entrance, allowing the different spaces to function separately. Living space was provided on the ground floor with the kitchen, dining room, and living room off the main entrance hall. Upstairs there are three bedrooms, a maid's room, a bathroom, and a sunroom. The exterior walls are of cavity brick while the internal walls are a combination of 9" brickwork and timber framed walls which are lined with timber panelling.

This building was the home and practice of a local Wadestown doctor designed by a significant architectural firm. It is an important composition that occupies an extremely prominent corner site in a busy residential are of Wellington.

1.2 Timeline of modifications (original plans)



1930 35 Pitt Street, dwelling and garage (00056:112:B10226)

1937 35 Pitt Street, additions to garage (00056:191:B16732)

¹ Wellington City Council, '35 Pitt Street – Neo Georgian House,' *Wellington Heritage Building Inventory 1995*, (Wellington City Council, 1995).

2005 35 Pitt Street, kitchen and bathroom alterations, wall alterations, beams and bracing (00078:1860:135650)

1.3 Occupation history

Not assessed

1.4 Architect

Gray Young, Morton, and Young

Gray Young, William²

The architect Gray Young was born in Oamaru. When he was a child his family moved to Wellington where he was educated. After leaving school he was articled to the Wellington architectural firm of Crichton and McKay. In 1906 he won a competition for the design of Knox College, Dunedin, and shortly after this he commenced practice on his own account. He became a prominent New Zealand architect and during his career of 60 years he designed over 500 buildings. His major buildings include the Wellington and Christchurch railway stations (1936 and 1954 respectively), Scot's College (1919), Phoenix Assurance Building (1930), and the Australian Mutual Provident Society (AMP) Chambers (1950). At Victoria University he was responsible for the Stout (1930), Kirk (1938), and Easterfield (1957) Buildings, and Weir House (1930). Gray Young also achieved recognition for his domestic work such as the Elliott House, Wellington (1913). His design for the Wellesley Club (1925) earned him the Gold Medal of the New Zealand Institute of Architects in 1932. He was elected a Fellow of the Institute in 1913, served on the executive committee from 1914-1935 and was president from 1935-36. Gray Young was also elected a Fellow of the Royal Institute of British Architects, and achieved prominence in public affairs.³

2.0 Physical description

2.1 Architecture

This house was originally designed to serve the functions of a private residence and medical surgery and these purposes are apparent in the building's planning. The surgery was positioned towards the main road with a private entrance, allowing the different spaces to function separately. Living space was provided on the ground floor with the kitchen, dining room, and living room off the main entrance hall. Upstairs there are three bedrooms, a maid's room, a bathroom, and a sunroom.

The exterior walls are of cavity brick while the internal walls are a combination of 9" brickwork and timber framed walls which are lined with timber panelling.

2.2 Materials

- Brick Structure
- Marseilles tile roof
- Painted timber joinery
- Cement stucco

² Historic Places Trust, 'William Gray Young', *Professional Biographies*, accessed 22 October 2013, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gray+Young,+William>

2.3 Setting

This house is found on a corner site and has a prominent place in the streetscape. It is a large building and occupies a raised site in a busy residential area of Wellington, so it has gained some landmark value. The area is predominantly similarly scaled residential buildings that are coherent in style and age with this one. It is situated opposite the St Lukes Wadestown Anglican Church and there are several other Neo-Georgian and Arts and Crafts residences on the street.

3.0 Sources

Wellington City Council, '35 Pitt Street – Neo Georgian House.' *Wellington Heritage Building Inventory 1995*. Wellington City Council, 1995.

Wellington City Archive

- 1930 35 Pitt Street, dwelling and garage (00056:112:B10226)
- 1937 35 Pitt Street, additions to garage (00056:191:B16732)
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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 Neo-Georgian architecture designed by a prominent firm and is a good example of the firms' domestic work. Its style, type of construction, and materials are representative of a typical good quality house of the day. There is an elegant simplicity in the street façade.

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 is a prominent building that occupies a raised site in a busy residential area of Wellington that contributes significant visual interest to the 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?*

Historic Value:

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

This house is associated with Dr. Alister Young and is the work of a prominent architectural practice, Grey Young, Morton, and Young. It is a good example of the firm's domestic architecture. Its history is modest, and is representative of many city dwellings in Wellington.

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?*

It is unknown if there is archaeological material associated with this building, it is not Pre-1900, but is in an area known to have been associated with pre 1900 human activity.

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?*

There is some technical value in the construction of this house due to the use of exterior cavity brick while the internal walls are a combination of 9" brickwork and timber framed walls.

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 Wadestown. It contributes to the sense of place and continuity of Pitt Street, particularly in relation to its neighbours, and due to its corner location and size has become a local landmark.

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 a good representative of Neo Georgian architecture as designed by Gray Young, Morton, and Young, 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 made and 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 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*