

House & Garage
26 Stoke Street



Image: Charles Collins, 2015

Summary of heritage significance

- 26 Stoke Street is a substantial Edwardian villa. It is notable for its unusual, but well-proportioned, street façade, and for its use of a palette of details and ornamental features that suggests a North American influence in its design. The diminutive garage is also of note for the care taken to articulate its south (street) façade.
- The house is one of the grandest houses in a streetscape of bungalows and Edwardian villas. It has some townscape value for its size and its prominent position at the crest of Stoke Street.
- It was owned by Alexander Campbell, a well known local builder. It has had an uneventful history as a family home that is similar to, and representative of, its neighbours in Stoke Street.

District Plan:	Map 6, reference 405 (<i>House and Garage</i>)
Legal Description:	Lot 8 & Part Lot 7 DP 737
Heritage Area:	None 2013
HPT Listed:	None 2013
Archaeological Site:	Central City NZAA R27/270
Other Names:	Argyll
Key physical dates:	1905
Architect / Builder:	Unknown, possibly Campbell and Burke (assumed)
Former uses:	house
Current uses:	house
Earthquake Prone Status:	SR269401 , Bdg StrengthInv, Bldg -Added to List Due To Heritage Listing, Outside Earthquake Prone Policy

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

26 Stoke Street was built for prominent local builder, Alexander Campbell (c.1873 – 1932), in c.1908.² Alexander Campbell was the son of Dugald Campbell, the shipwright who built the Wellington Patent Slip. Campbell was educated at Newtown School and served as an apprentice joiner and carpenter with Messrs Harry and Ewing. He was a keen rugby player and referee, and later served as a member of Hutt County Council.³ The house is likely to have been the family home where Campbell and his wife, Mary, raised their three sons Dugald, Alister and Gordon. Mary Campbell certainly held a “pleasant little afternoon tea gathering” at her house in Stoke Street in 1921 when she was the secretary of the local Ladies’ Auxiliary.⁴

Alexander Campbell bought the land on Stoke Street as Lots 7 & 8 of Section 955 from George Morley in 1907. Morley was an ironmonger who owned eight lots near the north corner of Adelaide Road and Stoke Street.⁵ The house was built on Lot 8 (and part of Lot 7), and Campbell sold the remaining part of Lot 7 in 1908 to Walter McLay, a match manufacturer who also owned the adjoining Lot 6. The site overlooked the Thomas Marshment brickworks (1893 - ?) that occupied Sections 966 and 968 to the south of Stokes Street.⁶

The building permit for 26 Stoke Street is dated 27 November 1908 and the drawings show a distinguished two-storey bay-villa with three reception rooms, a kitchen, pantry, wash-house and (servant’s) bedroom on the ground floor, and four bedrooms, bathroom and linen cupboard on the first floor. The house, as built, differs from its consent drawings in several subtle, but noticeable, ways. The ground floor entrance porch is narrower than drawn and the porch gable features a different ornamentation scheme. The ground floor bay windows were built with top-lights, and the first-floor string-course and ‘sunburst’ ornamentation to the south (street) gable roof-apex both appear to have been omitted. The bargeboard, as built, is more ornate and the gable wall features a single, circular, window. Most significantly, the house appears to have been built with a third-floor attic that is not shown on the original plans. These alterations are likely to have occurred when the building was under construction, presumably by Campbell and Burke, the company of builders and contractors that Alexander Campbell part-owned.

In 1921 Campbell sold the house to Albert Steward, a company manager, who immediately placed the house in his wife’s name. The Stewards soon rented the house out and then sold it to Richard Edwards in 1927. Members of the Edwards family lived in the house intermittently until 1940, when the house was sold to Briton Smith. Smith sold it to Frank Crowther, a musician, the following year.

¹ This report is an updated version of the 2002 Heritage Assessment by Michael Kelly

² WCC Building Permit OC8270, Wellington City Archives

³ ‘OBITUARY’, Evening Post, 19 March 1932, Page 13

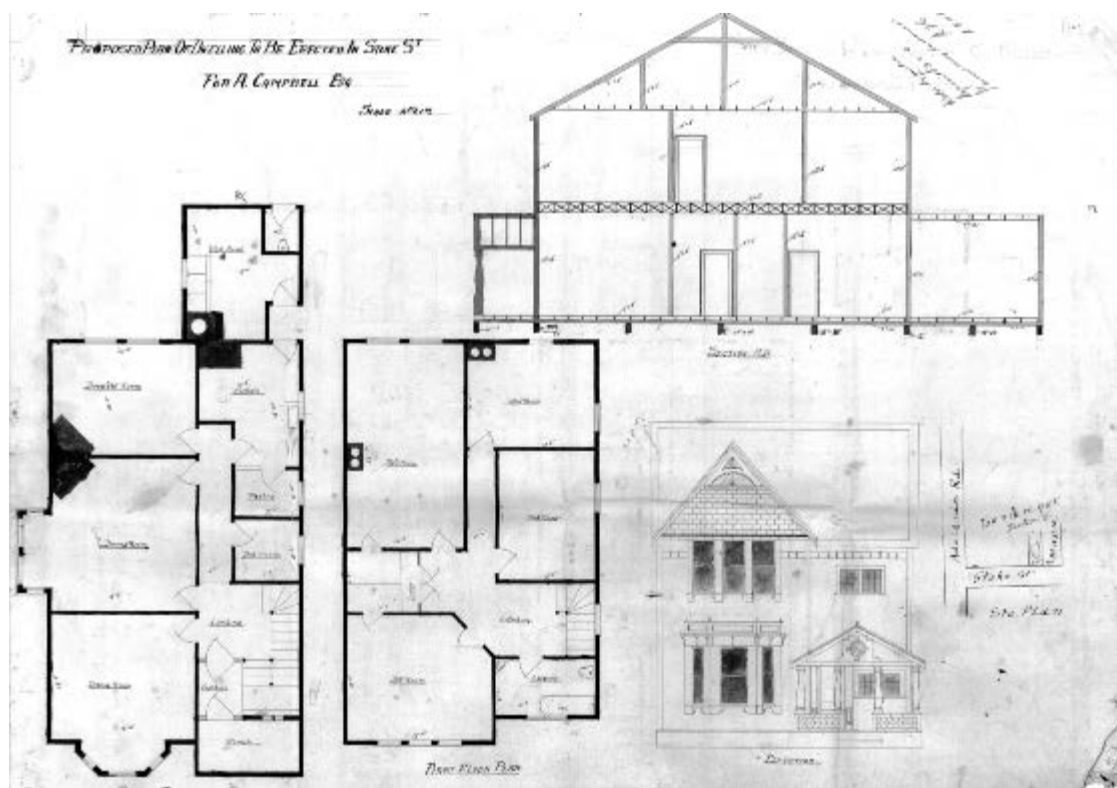
⁴ ‘WOMEN IN PRINT’, Evening Post, 29 May 1920, Page 10; ‘SOCIAL AND PERSONAL’, *Dominion*, 21 March 1910, Page 3

⁵ CT 161/113, Land Information New Zealand, Wellington; CT 169/272, LINZ

⁶ *Cyclopedia 1897*; Tomlinson, Francis Ernest, 1864-1944. Tomlinson, Francis Ernest, 1864-1944: Newtown. Ref: 1/2-003750-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22868393>; Marike Uys, ‘26 Stoke Street, Newtown, Wellington’ unpublished conservation plan prepared for Arch 273 VUW (2007)

Eric and Myrtle Millar occupied the house from the early 1940s⁷ and in 1958 they bought it outright from Crowther. They owned the house until 1975. With Myrtle Millar's death the house was passed to the Public Trust, which sold it to public servant Peter Gordon in 1978. In 1987 Gillian Durham, later Director of Public Health for the Ministry of Health, and her husband John Durham (both medical practitioners), purchased the property and made \$60,000 worth of changes to the house. In 1994 Rowan and Angela McArthur bought it and two years later sold it to David Beard.⁸ By 2007 the house had been sold to Simon and Deborah Bachler and Tawa Trustees Limited.

In 2006-2007 the house underwent repairs to the roof and it was discovered that the original diamond shaped asbestos tiles were still present in the roof of the house and garage. These were replaced with modern diamond shaped lightweight roofing tiles and in 2010 the owners received a Wellington City Council Built Heritage Incentive Fund Grant for the work.



1908 Plan, section and elevations as proposed 00053_149_8270

⁷ Wises Post Office Directory, 1912-1979

⁸ All land transactions for the period 1908 onwards from CT 171/122, LINZ.



c. 1920 “View looking east from Vogeltown, across Newtown and toward Evans Bay and Miramar, Wellington. Hanson Street runs the breadth of the photograph in the foreground and Stoke Street is on the right. Taken by an unidentified photographer, circa 1920.”⁹



Enlarged detail showing the house at Stoke Street – note the decoration at the apex of the west barge/gable end.

⁹ View of Newtown, Wellington. Ref: 1/2-152779-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22787891>

1.2 Timeline of modifications

1908	00432:489:41326; 26 Stoke Street
1908	00053:149:8270 26 Stoke Street, dwelling
1910	00053:159:8762; Stoke Street [26 Stoke Street], dwelling
Pre-1982	Divided into four flats
1982	converted into a single family dwelling
1988	00059:180:D8872; 26 Stoke Street, dwelling additions and alterations
2010	re-roof SR209882

1.3 Occupation history

Not Assessed

1.4 Architect

Unknown, possibly Campbell and Burke (assumed)

2.0 Physical description

2.1 Architecture

The house is a substantial two storey bay villa. The external elevations show an American influence; particularly the steeply pitched roof, carved 'Carpenter Gothic' barge boards, and the semi-enclosed entrance porch and turned verandah posts. The equivalent style is known in the USA as 'Queen Anne' and was at its height in popularity between 1890 and 1910. The style was made popular by a Victorian and Edwardian taste for the eclectic, and by the availability of machined timber components that were mass produced in joinery factories.¹⁰ The house at 26 Stoke Street is a relatively restrained example of a style that is notable for its eclecticism and lack of restraint.

The street elevation at 26 Stoke Street is divided into two, unequal, parts with a wide and almost squat projecting bay that features a bay window at ground floor and a tripartite set of linked sash windows at first. It is topped by a large gable end that extends almost to ridge height. The gable end is clad with ship-lap boards and inset with a small circular window. The barge is carved in a Carpenter Gothic style but features an oversized semicircular termination detail at the eaves.

The inset section of the main elevation is punctuated by small casement windows that serve the bathroom at first floor level and the stairs at the ground floor. The porch has an unusual gable roof with a simple barge that terminates in a semicircular end piece at the eaves. The porch is semi-enclosed with timber weatherboards up to handrail height that run between the full-height turned verandah posts. The side elevations (east and west) are simpler and feature a mix of sash windows and casements.

There is an unusually decorative single garage at street level that features a cut-back brick gable end that is punctuated with a single circular window. The parapet coping has been designed to resemble a stone 'cornice' and terminates at a pair of unusual semicircular elements. And even the garage door reveals have been faceted to resemble the type of stone detail that is more often associated with church architecture than with a humble ancillary building.

¹⁰ 'Queen Anne, 1880 – 1910 (Part 1)' The Old House Web, <http://www.oldhouseweb.com/architecture-and-design/queen-anne-1880-1910-part-1.shtml>

2.2 Materials

Timber weatherboards
Timber structural framing
Walls and ceilings were lined in lath and plaster
Diamond shaped lightweight roofing tiles (modern replacements)

2.3 Setting

The house is set in a particularly prominent location at the crest of Stoke Street and aligns with the 'T' intersection at Trevor Street. Although the overall effect is somewhat marred by the placement of a rogue telephone pole, 26 Stoke Street remains one of the grandest residences in a street of pleasant early 20th century villas and bungalows.

3.0 Sources

CT 161/113, Land Information New Zealand, Wellington; CT 169/272, LINZ; CT 171/122, LINZ.

Cyclopedia 1897

Kelly, Michael. Unpublished heritage assessment for the WCC (2002)

OBITUARY Evening Post, 19 March 1932

'Queen Anne, 1880 – 1910 (Part 1)' The Old House Web,
<http://www.oldhouseweb.com/architecture-and-design/queen-anne-1880-1910-part-1.shtml>

SOCIAL AND PERSONAL. *Dominion*, 21 March 1910

Tomlinson, Francis Ernest, 1864-1944. Tomlinson, Francis Ernest, 1864-1944: Newtown. Ref: 1/2-003750-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22868393>

Uys, Marike. '26 Stoke Street, Newtown, Wellington' unpublished conservation plan prepared for Arch 273 VUW (2007)

View of Newtown, Wellington. Ref: 1/2-152779-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22787891>

WCC Building Permit OC8270, Wellington City Archives

Wises Post Office Directory, 1912-1979

WOMEN IN PRINT. Evening Post, 29 May 1920

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?*

26 Stoke Street is a substantial Edwardian villa. It is notable for its unusual, but well-proportioned, street façade, and for its use of a palette of details and ornamental features that suggests a North American influence in its design. The diminutive garage is also of note for the care taken to articulate its south (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?*

The house is one of the grandest houses in a streetscape of bungalows and Edwardian villas. It has some townscape value for its size and its prominent position at the crest of Stoke Street, and directly opposite the “T” intersection to Trevor Street.

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?*

The house was owned by Alexander Campbell, a well known local builder. It has had an uneventful history as a family house that is similar to, and representative of, its neighbours in Stoke Street.

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 house has had few intrusive modern alterations or additions over the past 100+ years and contributes to the sense of place and continuity of Stoke 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?*

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

The house is a good representative example of an Edwardian villa, albeit one with North American rather than the more common British design influences.

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 retains much of its original built fabric and form.

Local/Regional/National/International

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

The building is of local significance.

4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	None	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	Y	
Research notes from 2001 Non-Residential heritage Inventory	None	
Plan change?	None	
Heritage Area Report	None	
Heritage Area Spreadsheet	None	
Heritage items folder (electronic)	Y	
HPT website	None	
HPT files	None	
Conservation Plan	Y	
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*