

Prepared for Napier City Council

Proposed new places and items for inclusion in the Heritage Schedule for Napier City

Part 1



Prepared by Elizabeth Pishief & Chris Cochran

with assistance from:

Kate Hooper, Dorothy Pilkington, Scott Flutey, Gail Pope, Ann Galloway, and Judith Larsen

12 February 2020

Contents

1.0	List of Proposed Places for Heritage Protection	19
1.1	Introduction.....	19
2.0	Places and Items	19
2.1	Battery & Shakespeare cnr: Shakespeare Road Tram Shelter	19
2.2	Bracken Street, no. 11: McHardy Lodge	27
2.3	Brewster Street, no. 2: ‘Scinde Island House’	35
2.4	Brewster Street, no. 19 (Wilkinson Cottage)	46
2.5	Browning Street, no. 28: St John the Evangelist/Waiapu Cathedral; Cathedral of Saint John the Evangelist.....	60
2.6	Browning Street, no. 21: Selwyn’s Rock.....	75
2.7	Chaucer Road: Old Napier Cemetery Shelter (former porch St Andrew’s church)....	80
2.8	Church Road, no. 198: La Grande Maison (Mission Estate Winery) + observatory base 85	
2.9	Clive Square East, no. 32: Trinity Methodist Church	98
2.10	Clyde Road, no. 4: Napier Girls’ High School Main Block.....	112
2.11	Clyde Road, no. 17: Samuel Begg’s House	126
2.12	Clyde Road, no. 25: Taumata House.....	132
2.13	Coote Road no. 22: Old Bakery/store.....	138
2.14	Coote Road, no. 55: Old Napier Prison.....	148
2.15	George Street, no. 28a: Vigor Brown House.....	160
2.16	Gladstone Road, no. 9: Coach House	166
2.17	Hadfield Terrace, no. 4: The Mount now the Large House	174
2.18	Hardinge Road, no 24:.....	190
2.19	Hardinge Road, no. 32: House	195
2.20	Hardinge Road, no. 73: Peggy Higgins House.....	200
2.21	Hastings Street, no. 422: Arkwright’s Store.....	208
2.22	Herschel Street, no. 12: McKenzie Building	213
2.23	Hill Road, no 1: King George’s Hall	223
2.24	Hukarere Road, no. 9: Frederic Williams House: Te Rawhiti; now Warrawong.....	229
2.25	Jull Street: Coker Memorial Gates + Morris Street: Harvey Memorial Gates	236
2.26	Latham Street, no. 32: Donald Mclean’s Memorial Cairn.....	241
2.27	Lincoln Road, no. 23:	246
2.28	Lucy Road, no. 5: House.....	262

2.29	Marine Parade, no. 39: Napier Soldiers' Club	267
2.30	Marine Parade, no. 48: Napier War Memorial	274
2.31	Marine Parade, no. 49: Napier Club	284
2.32	Marine Parade, no. 56: Pania	294
2.33	Marine Parade, no. 541 A-E: Ranui Flats	304
2.34	Marine Parade no. 802: The Spirit of Napier	307
2.35	McKeefry Avenue, no. 29: Arrowsmith House	312
2.36	Milton Terrace, no. 2: Rita Angus's family house	321
2.37	Milton Terrace, no. 13. Louis Hay's House.	326
2.38	Napier Terrace, no. 43: Former Bishop's Court	336
2.39	Sealy Road, no. 20a: Mornington	347
2.40	Sealy Road, no. 23: Croyden (Blythe House)	352
2.41	Swan Street, no. 7 Worker's Cottage	357
2.42	Tennyson Street, no. 138: Red Cross Building	365
2.43	Thompson Road, no. 106: Captain Todd's House	370
2.44	Thompson Road: Water Tower, Bluff Hill	377
2.45	Tiffin Park Gates	384
2.46	Waghorne Street, no. 82: Cottage	391

List of Figures

Figure 1	General view of the shelter from Battery Road, 2019. Source: Chris Cochran May 2019	20
Figure 2	Position and extent of the tram shelter. Source: Napier City Council https://www.gis.napier.govt.nz	20
Figure 3	Location of the tram shelter at the junction of Battery Road, Shakespeare Road, and Waghorne Road, Source: https://www.gis.napier.govt.nz	21
Figure 4	Undated, c. 1920s image of the tram stop at Battery Road, Ahuriri. The roof of the shelter can be seen in the bottom right corner.	23
Figure 5	Number 3 Tram ahead of a trial run to Port Ahuriri on 11 August 1913. Mayor John Vigor Brown is at the back of the tramcar. Accessed 2.5.2019 from collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, via https://collection.mtghawkesbay.com/objects/82126	23
Figure 6	View of Hastings Street looking south from Shakespeare Road that is thought to have been taken around 1918. In the centre of the image, the Port Ahuriri tram runs along Hastings Street. Photographer; Nelson Stedman. Source: MTG Hawke's Bay object nos. m83/6, 3372, 75751	24
Figure 7	Postcard featuring a view of Shakespeare Road, Napier, taken during the installation of the tramlines between 1912 and 1913. The General Post Office is visible at the foot of the road on the right side of the photograph. On the opposite side of the street stands the Colonial Bank. Source: Collection of MTG Hawke's Bay Object nos. m57/11, 1858, 78679	25
Figure 8	Tramlines in Hastings Street. View looking south at the intersection of Hastings Street and Browning Street, Napier. It has been taken from an elevated view in Shakespeare Road. The buildings in the photograph were damaged and many destroyed after the Hawke's Bay earthquake on 3 February	

1931 and the fires that followed. Source: MTG Hawke’s Bay object nos. m2005/17/1, 13742, 75628	26
Figure 9 McHardy Lodge. Source: https://www.trademe.co.nz/property/	28
Figure 10 Extent of McHardy Lodge curtilage. Source: Napier City Council property on-line.....	28
Figure 11 Location of Location of McHardy Lodge, 11 Bracken Street. Source: https://www.gis.napier.govt.nz	29
Figure 12 Mr Leslie Harding McHardy, Source: http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d27-d46.html	30
Figure 13 McHardy Home prior to 3 February 1931 Earthquake. Nurses sleeping quarters on far left; central portion where meals were prepared and the wards on the right; the brick section on the left collapsed during the earthquake: Source: Conly, 1992, p. 73.....	30
Figure 14 McHardy after the earthquake. Source: Conly 1992, p. 73	31
Figure 15 View of McHardy Lodge from the main entrance. Source: Chris Cochran May 2019	34
Figure 16 Side elevation to Bracken Street. Source: Chris Cochran May 2019	34
Figure 17 ‘Scinde Island House’ formerly part of the Empire Hotel ‘out buildings’. Source: Chris Cochran My 2019	35
Figure 18 Extent of 2 Brewster Street. Source: Napier City Council property on-line	36
Figure 19 Location of 2 Brewster Street, Source: https://www.google.com/maps/	36
Figure 20 Location of house on TS 152 in 1880-85 (blue) and location of current house at that time (red). Source: MTG Hawke’s Bay Bowman.....	38
Figure 21 ‘Scinde Island House’ (red) in its original location on the rear of TS 149. Swan’s Photographic studio (yellow) Source: MTG Hawke’s Bay gifted by Mr P Ashcroft. Refs. 49/109, 1158, Album 5, 80280	43
Figure 22 Part of one of the architectural drawings (1903) for renovations and relocation of house. Source: Napier City Council property file	45
Figure 23 19 Brewster Street, part of the front (north-west) elevation facing the street. Source: Chris Cochran May 2019.....	46
Figure 24 Extent of 19 Brewster Street, Source: Napier City Council property on-line	47
Figure 25 Location of 19 Brewster Street Source: Napier City Council property on-line.....	47
Figure 26 Major Henry Ferdinand Turner, 65th Regiment. Turner is seated and is wearing military uniform. He is holding his 65th Regiment cap on his lap with the number facing the photographer. Turner has signed the original photograph with "Yours truly / H. F. Turner". Turner was wounded on 6 November 1860 at Mahoetahi, a pa site between New Plymouth and Waitara. He was hit in the right cheek with a musket ball. Source: Puke Ariki, ref no. PHO2012-0250 https://collection.pukeariki.com/objects/161548	48
Figure 27 Plan of Town of Napier December 1861, showing SS 89. Triphook & Wright surveyors. Source MTG Hawke’s Bay Object nos. 40/101, 5006, 64704.....	49
Figure 28 19 Brewster Street in 1867-1870. Source: MTG Hawke’s Bay gifted by Mr P Ashcroft. Refs. 49/109, 1158, Album 5, 80280	50
Figure 29 c. 1885 Plan of lots A, B, C, D, town sections 143, 144 and 146, Napier. Land lots and area sizes around Shakespeare Road, Brewster Street, and the Herschell Street area. Lot 155 and 147 are owned by J Dinwiddie, A Peters owns lot 145 and lot 148 is W Reardon's Estate on the corner of Brewster Street and Shakespeare Road. Source: MTG Hawke’s Bay Object nos. m74/37/1/180, 74588	53
Figure 30 Grave of Sarah Rochfort and Augusta Wilkinson. Source: Elizabeth Pishief. September 2019	54
Figure 31 Part of Plan of Town of Napier 1865. Drawn by August Koch, Lloyd & Wylie Ltd. James Wood. Source MTG Hawke’s Bay object nos. 5448, m61/39, 70305.....	55
Figure 32 Part of Bowman XV c. 1884 showing 19 Brewster Street. Source: MTG Hawke’s Bay.....	55

Figure 33 Part Town of Napier compiled by James Rochfort, c. 1882 showing SS 89 subdivided into allotments with 19 Brewster Street. Source MTG Hawke’s Bay.....	56
Figure 34 Deeds Plan 427 shows a further subdivision of SS 89 and TS 550 into twelve lots. The lots from SS 89 had previously been Lots 11-14; Lots 20-23 and Pt Lots 1-5 shown on Deeds Plan 40. Source: Napier Public Library copy of LINZ microfiche of DDS 427.....	57
Figure 35 North-east side and part of the front elevation of the cottage to Brewster Street.....	59
Figure 36 South-east (rear) elevation Source: Chris Cochran May 2019.	60
Figure 37 View of St John’s from the east. Source: Chris Cochran May 2019.....	61
Figure 38 Extent of St John’s Cathedral Source: Napier City Council property on-line.....	62
Figure 39 Location of Waiapu Anglican Cathedral, 28 Browning Street, Source: https://www.gis.napier.govt.nz	62
Figure 40 Plan of Land with Town Sections, and buildings drawn by RH Newman from data prepared by Miss A.M. Anderson. Source: Waiapu Diocese Archives, Bell Tower, Annals of the Cathedral Parish compiled by A M Anderson, 1960.....	66
Figure 41(a) Panorama of Napier looking south from the Hill. 1860s; 40 (b) site of Cathedral: Source: MTG Hawke’s Bay Object No. 2798.....	67
Figure 42 Overlooking the town of Napier, with Hastings Street and the Bank of New Zealand building in the centre; Valentine & Son Source: MTG Hawke’s Bay Object nos. 56/28, Album 12, 1892, 77442.....	67
Figure 43 Showing Sunday school opposite the wooden church with Mountfort’s chancel. Source: MTG Hawke’s Bay, Object Nos. 56/28, 2014, 80295	68
Figure 44 Postcard featuring a photograph of an exterior view of St John's Anglican Cathedral, Napier. The photograph has been taken from Browning Street. The altar window can be seen on the left. Source: MTG Hawke’s Bay Object Nos. m90/36, 7261, 80546	69
Figure 45 View showing building of new Cathedral c. 1957-60. Source: Parish Archives, held Waiapu Cathedral, Browning Street, Napier.....	71
Figure 46 View to the east, towards the chancel. Source: Chris Cochran May 2019	75
Figure 47. Location of Selwyn’s Rock on Shakespeare Road Source: Napier City Council Property-on-line	76
Figure 48 View of Shakespeare Road c. 1867 Source: MTG Hawke’s Bay Object No. 1158.....	77
Figure 49 Portion of No. 1158 showing rocks in vicinity of Government Lawn.	78
Figure 50 The photograph is taken above Shakespeare Road in Napier looking towards Cape Kidnappers. The large building behind the picket fence is the Provincial Council Chambers. C. 1875. Photographer A. Allrich. Source: MTG Hawke’s Bay Object nos. 47/148, 506, 75182	78
Figure 51 Close-up of figure 48 (47/148) showing what is possibly the rock just behind picket fence.	79
Figure 52 Cemetery Shelter (former St Andrew’s Church porch). Source: Chris Cochran May 2019	80
Figure 53 View inside the former porch. Source: Chris Cochran May 2019.....	83
Figure 54 View of porch when part of St Andrew’s Ahuriri. Photographer Russell Duncan 1890s. Source: MTG Hawke’s Bay Object nos. 5412 (a), 93067	84
Figure 55 Interior of St Andrew’s Ahuriri prior to demolition. Photographer Russell Duncan 1890s. Source: MTG Hawke’s Bay Object nos. 5412 (b), 93089	84
Figure 56 La Grande Maison Central portion Source: Dianne Harlow 2016 ARCHITAGE AEE to Marist Holdings, Greenmeadows. Proposed Mission Special Character Zone Nov.2016.....	86
Figure 57 Meeanee Mission House & St Mary's Church in the background before house was shifted to Church Rd Posted by Ross Girvan on Old Napier facebook page.....	86
Figure 58 Extent of 198 Church Road Church Mission property with La Grande Maison extent inlaid. Source: Napier City Council property on-line	87
Figure 59 La Grande Maison in 1911 after the move to Greenmeadows. Source: https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/	90

Figure 60 La Grande Maison in the early days at Greenmeadows. No date. Source: https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/	90
Figure 61 Entrance to the Mission at Greenmeadows. no date. Source: https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/	91
Figure 62 Deeds Plan 194, date unknown. The plan shows the division of Tiffen’s land and	91
Figure 63 Greenmeadows 1911. A platform formed for the Mission building, ‘La Grande Maison’, which had been cut into eleven sections for transportation to the site. Church Road in the middle distance. Scinde Island in far distance. Marist Archives, Courtesy: Peter Holley	92
Figure 64 Greenmeadows 1936, view looking approximately north. Early pine plantation on a northern hill where slips are evident. Vines planted on the easy slopes. Source: Marist Archives, Wellington. Courtesy: Peter Holley	92
Figure 65 Harvesting the grapes with Cyprian Huchet. Source: https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/	93
Figure 66 The completed Meeanee observatory, July 1907. A month later the Marist astronomers captured their first comet on photographic plates. Source: Old Napier facebook page.....	94
Figure 67 Photograph taken by Rev. David Kennedy Circa 1908 In July 1907 with a nine-inch photo-visual refracting telescope he opened a new observatory in Meeanee observatory. This was, at the time, the best equipped in New Zealand. A month later it was used to study Comet Daniel. Source: Old Napier Facebook page 27 August 2013	95
Figure 68 Front elevation of Trinity Methodist Church, from Clive Square. Source: Chris Cochran..	98
Figure 69 Extent of Trinity Methodist Church. Source: Napier City Council property on-line	99
Figure 70 Location of Trinity Methodist Church via https://www.gis.napier.govt.nz	99
Figure 71 Earliest photograph of Trinity Methodist Church. Source: Draft Conservation Plan p. 21	101
Figure 72 Trinity Methodist Church soon after completion. F. W Williams Source: MTG Hawke’s Bay Object Nos. Album 2, 296, 78060	102
Figure 73 Trinity Wesleyan Church with the new Sunday school building seen to the rear, ca 1881.	103
Figure 74 View of Clive Square and Trinity Methodist Church with Sunday School at rear early 1880s. Source: MTG Hawke’s Bay Refs. 56/28, Album 12, 1914, 77574	103
Figure 75 Trinity Methodist Church, ca 1906, as seen with the addition of a front porch and a painting finish that accentuates the cutwork on the pillars, mouldings, and trefoil ornaments. Source: Conservation Plan p. 23 referencing MTG Hawke’s Bay.....	104
Figure 76 The entrance to the Trinity Methodist Church as it is today. Source: Draft Conservation Plan.	106
Figure 77 Dong Haeng Methodist Church sign attached to direction sign. Source: https://www.localprayers.com/NZ/Napier/	107
Figure 78 post on Dong Haeng Methodist Church facebook page showing soldiers being repatriated to New Zealand Source: Dong Haeng Methodist Church facebook page.....	108
Figure 79 The central bay of the Main Block, notable for its restrained Classical design. The steps rise straight from the street, with no footpath. Source: Chris Cochran May 2019	112
Figure 80 Front elevation (north) of the Main Block, from Clyde Road. Source: Chris Cochran May 2019	113
Figure 81 Front elevation from East. Source: Chris Cochran May 2019.....	113
Figure 82 Napier Girls’ High School campus, with the Main Block circled in centre. Source: Napier City Council property on-line	114
Figure 83 Location of Napier Girls’ High School main block, Source: https://www.gis.napier.govt.nz	114
Figure 84 Earlier building on Clyde Road on site of current boarding hostel. Source: Napier Girls’ High school web site.....	116

Figure 85 The original school building (on the site of the present hostel) sometime between 1911 and 1931. Source: MTG Hawke’s Bay Object nos. m59/23, 2352, 91903.....	117
Figure 86 The damaged main block, propped up with scaffolding after the 1931 Earthquake. Photographer Ernest Sinclair. Source: MTG Hawke’s Bay Acc. No. 2015/31/24	118
Figure 87 Group portrait of pupils at Napier Girls High School taken in 1920, donor Miss Bowman. Source: MTG Hawke’s Bay Object Nos. m82/13, 15993, 80629.....	120
Figure 88 The Rita Angus mural commemorating the merging of Napier Girls’ High School and Napier Technical College in 1931. Its symbolism is explained in a wall plaque nearby. Source: Chris Cochran May 2019.....	121
Figure 89 View of Napier Girls’ High School showing rear of Main block on skyline. Source: By Kiwichris - Own work, CC BY-SA 4.0, https://commons.wikimedia.org/w/index.php?curid=42866431	124
Figure 90 17 Clyde Road from the gate Source: Chris Cochran May 2019	126
Figure 91 17 Clyde Road. Source: Chris Cochran May 2019.....	127
Figure 92 View over fence into backyard of 17 Clyde Road Source: Chris Cochran May 2019	127
Figure 93 Extent of 17 Clyde Road Source: Napier City Council property on-line	128
Figure 94 Location of 17 Clyde Road. Source: Napier City Council GIS on-line	128
Figure 95 Part of Plan of Napier. C. 1876 by James Rochfort. Source: MTG Hawke’s Bay object nos 87731, 7813.....	129
Figure 96 Part of Bowman Plan X c. early 1880s showing 17 Clyde road at bottom of picture. Source: MTG Hawke’s Bay Bowman Plan X.....	130
Figure 97 View of the seaward-facing east elevation of Taumata House. Source: Chris Cochran May 2019	132
Figure 98 The side elevation of the single storey addition, facing Clyde Road and south. Source: Chris Cochran May 2019.....	133
Figure 99 Extent of 25 Clyde Road Napier Source: Napier City Council property on-line	133
Figure 100 Location of 25 Clyde Road, Napier Source: Napier City Council property on-line.....	134
Figure 101 View of Napier Hill from the Bluff Hill domain looking south, thought to have been taken in 1877 or 1878. Napier prison and the lighthouse are visible on the left side of the photograph. The Hukarere homestead on Hukarere Road, the Taumata homestead on Clyde Road, and Hukarere Māori Girls School are also visible Photographer, probably F.W. Williams: Source: MTG Hawke’s Bay object nos. <i>Album 2, 306, 78085</i>	136
Figure 102 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. The Asylum is in the foreground of the image. Behind the Asylum complex is Napier Prison and the lighthouse. Hukarere Māori Girls' School is located further up the hill on the right side of the photograph. Behind the school is the Hukarere Homestead, which was the home of Bishop William Williams and his family. Photographer: W.H. Neal. Source: MTG Hawke’s Bay object nos. 50/80, 698, 78471	136
Figure 103 22 Coote Road. Thompson Road is on the left and Coote Road on the right. Source: Chris Cochran May 2019.....	138
Figure 104 Aerial photograph showing property boundary for 22 Coote Road. Source https://www.gis.napier.govt.nz	139
Figure 105 Excerpt from <i>Hawke's Bay Times</i> , Volume IX, Issue 449, 24 January 1867. Source https://paperspast.natlib.govt.nz	140
Figure 106 Excerpt from the will of Robert France. Source: https://www.familysearch.org/ark:/61903/3:1:33S7-95LY-DY3?i=334&cc=1865481&personaUrl=%2Fark%3A%2F61903%2F1%3A1%3AKDTM-PYR	141
Figure 107: View of Coote Road taken from Napier Hill around the 1860s or 1870s. 22 Coote Road does not appear in this photograph, indicating that it was built after this photograph was taken. Source: https://collection.mtghawkesbay.com/objects/75402	142

Figure 108 The property at 22 Coote Road appears on Sheet IX of Bowman’s 1880s map of Napier https://collection.mtghawkesbay.com/objects/72500	143
Figure 109 Plan of Napier hill properties. Being parts suburban sections 55 and 79, in the estate of the late C H Weber. January 1887. 22 Coote Road is indicated by the red circle. (Note: this was not part of the land lots for sale). Source: https://collection.mtghawkesbay.com/objects/74696	144
Figure 110 Timothy Condon was declared bankrupt in April 1888. <i>Hawke’s Bay Herald</i> , Volume XXIII, Issue 8037, 26 April 1888. Source: https://paperspast.natlib.govt.nz	145
Figure 111 Timothy Condon was charged with fraud under the Bankruptcy Act in 1888. <i>Hawke’s Bay Herald</i> , Volume XXIII, Issue 8143, 28 August 1888. Source: https://paperspast.natlib.govt.nz	145
Figure 112 Timothy Condon was sentenced to 4 days hard labour for committing an indecent act while drunk. <i>Hawke’s Bay Herald</i> , Volume XXVI, Issue 9060, 26 August 1891. Source: https://paperspast.natlib.govt.nz	146
Figure 113 Accident of Timothy Condon. <i>Hawke’s Bay Herald</i> , Volume XXVI, Issue 9143, 2 December 1891. Source: https://paperspast.natlib.govt.nz	146
Figure 114 The northern wall of the Napier Prison, built in 1906, the main door at the far end. Source: Chris Cochran May 2019	148
Figure 115 The main door or gate to the prison, part of the stone wall of 1906, with various embellishments making clear the purpose of the structure. Source: Chris Cochran May 2019.....	149
Figure 116 Extent of Napier Prison. Source: Napier City Council property on-line	150
Figure 117 Location of Napier Prison, 55 Coote Road, via https://www.gis.napier.govt.nz	150
Figure 118 View of Napier Hill from the Bluff Hill domain looking south, thought to have been taken in 1877 or 1878. Napier prison and the lighthouse are visible on the left side of the photograph. Photographer, probably F.W. Williams: Source: MTG Hawke’s Bay object nos. Album 2, 306, 78085	152
Figure 119 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. The Asylum is in the foreground of the image. Behind the Asylum complex is Napier Prison and the lighthouse. Photographer: W.H. Neal. Source: MTG Hawke’s Bay object nos. 50/80, 698, 78471	153
Figure 120 View of Prison 1909. Two houses, Napier Prison, and the lighthouse are located on the side of Bluff Hill. The stone wall, completed in 1906, is visible on the Napier Prison site. Source: MTG Hawke’s Bay object nos m57/11, 1857, 78667.....	154
Figure 121 The northern arm of the main U-shaped cell of the Prison. Source: Chris Cochran May 2019	157
Figure 122 The opposite arm of the U-shaped block, made distinctive by the board and batten cladding. Source” Chris Cochran May 2019	157
Figure 123 The rear yard on the south side of the complex with a grave(s) on the left, and high concrete walls behind. Houses in Hukarere Road just peep over the fence at the top. Source: Chris Cochran, May 2019.....	158
Figure 124 Small yard in the south-east corner of the complex Source: Chris Cochran May 2019... 158	
Figure 125 Typical interior view of a corridor running between a row of cells on either side. Source: Chris Cochran May 2019	159
Figure 126 Detail of stonework on the outside of the prison wall, a sailing vessel incised in the stone. Source: Chris Cochran May 2019.....	160
Figure 127 28a George Street, view from the road. Source: Photographer: Chris Cochran, April 2019.	161
Figure 128 View from below. Source: Photographer Chris Cochran, April 2019.....	161
Figure 129 Extent of 28sa George Street, Source: Napier City Council property on-line.....	162
Figure 130 Location of Charles and Mary Vigor Brown House, 28a George Street. Source: https://www.gis.napier.govt.nz	162

Figure 131 Louis Hay’s architectural plans for Charles and Mary Vigor Brown House. Accessed 23.4.2019 via https://www.nz.open2view.com/properties/244206 under a Creative Commons Attribution-Noncommercial-No Derivative Works 3.0 License.....	164
Figure 132 The Coach house 9 Gladstone Road. Source: Chris Cochran.....	166
Figure 133 9 Gladstone Road, showing the original portion of the coach house outlined with a black rectangle.....	167
Figure 134 Location of Coach House, 9 Gladstone Road, via https://www.gis.napier.govt.nz	167
Figure 135 Part of Town of Napier, c. 1876, showing SS 84 owned by Bishop William Williams. Source: MTG Hawke’s Bay Object nos.....	168
Figure 136 View showing Napier Gaol; Hukarere School; with Taumata (1873) immediately behind it; Hukarere house, s and within red circle stables with 6 Gladstone road (now removed) immediately behind them. Gladstone Road turn to Childers steps is beside small villa (now site of 12 Gladstone. Source: Hukarere Māori Girls School, Bluff Hill, Napier, 1877/1878, F W Williams, Collection of Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, 300.....	169
Figure 137 Area in red circle showing stables /farm shed, Miss Peggy Davis’s house, and villa on Gladstone corner.	169
Figure 138 Excerpt of Accession no. 300 showing Stables.....	170
Figure 139 Bowman map sheet X, with coach house section highlighted in red. Source: MTG Hawke’s Bay https://collection.mtghawkesbay.com/objects/72501	171
Figure 140 Aerial of The Coach house in 1948 Source: www.retrolens.nz	171
Figure 141 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph. Several homesteads are visible along the road, including Hukarere and Mahia. In the background, the central city is visible. Young Norfolk Island Pines have been planted along Marine Parade. Tree guards enclose the bases of each of the trees. Source: MTG Hawke’s Bay Album 12, m63/31, 712, 77784	172
Figure 142 Part of photograph (figure 116) showing Mahia, and the corner of 11 Gladstone with a small building between the two houses. The one circled may be the coach house. Source: MTG Hawke’s Bay Object nos. m63/31, 712, 77784.....	173
Figure 143 Side view of 4 Hadfield Road Source: Chris Cochran June 2019.....	174
Figure 144 Extent of 4 Hadfield Terrace (the lot around the house) Source: Napier City Council property-on-line	175
Figure 145 Location of the Large House, 4 Hadfield Terrace, via https://www.gis.napier.govt.nz ...	175
Figure 146 Part of Town of Napier c. 1876 Source: MTG Hawke’s Bay	176
Figure 147 View looking towards Hadfield terrace area probably from Priestly Road, c. 1877 or 1878. Napier Prison and the lighthouse are visible on the extreme left of the Bluff Hill. Cottages and homesteads are visible along the ridgeline. The road at the base of the hill is possibly Coote Road. Photographer, possibly F.W. Williams. (Blue oval approximate site of 4 Hadfield Terrace). Source: MTG Hawke’s Bay object nos. Album 2, 300, 78077.....	177
Figure 148 Part of Bowman X showing Coote Road, un-named Hadfield Terrace, Hukarere School, Prison and Mahia c. 1880-87. Source: MTG Hawke’s Bay.....	177
Figure 149 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph. A few homesteads are visible along the road, including Hukarere and Mahia homestead. Source: MTG Hawke’s Bay object nos. Album 12, m63/31, 712, 77784	179
Figure 150 The Mount the house built by J.S. Large and lived in by his daughter Amy Hutchinson and her friend Bessie Spencer. Photograph c.1890s Source: MTG Hawke’s Bay	179
Figure 151. Tomb of the large family in the Old Napier Cemetery. Source: E. Pishief, August 2019	180

Figure 152 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph Source: MTG Hawke's Bay object nos. Album 12, m63/31, 712, 77784.	180
Figure 153 Part of panorama described as the view from the Bestalls' family home in Priestley Road, Napier showing The Mount c.1910. Source: MTG Hawke's Bay object nos 2571, 78540.....	181
Figure 154 Panorama described as the view from the Bestalls' family home in Priestley Road, Napier showing The Mount c.1910. Source: MTG Hawke's Bay object nos 2571, 78540.....	181
Figure 155 View of a room interior at a house on Hadfield Terrace, Napier. Thought to be Mrs Amy Hutchinson's Source: MTG Hawke's Bay object nos. m79/46, 5524 a, 78965.	182
Figure 156 View of the entrance hall at a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos. m79/46, 5524 b, 78978.....	182
Figure 157 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 c, 78979	183
Figure 158 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 d, 78980.....	183
Figure 159 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 e, 78982	184
Figure 160 Amy Hadfield Hutchinson, the 'spiritual founder' of women's institutes in New Zealand. Source: Alexander Turnbull Library Reference: 1/2-181951; F.....	185
Figure 161 Meeting of the first federation council of Women's Institutes at Rissington, Hawke's Bay, 1925. Bessie Jerome Spencer is seated centre front and Amy Hutchinson is standing second row, fourth from right. Source: Alexander Turnbull Library, MNZ-0957-1/4-F.....	186
Figure 162 Bessie Spencer demonstrating spinning. Source: Alexander Turnbull Library, Evening Post Collection (PAColl-0614) Reference: EP-0237-1/2-G	187
Figure 163 Lifelong friends Amy Hutchinson (centre) and Bessie Spencer (right) collaborated on many projects, notably the establishment of women's institutes, and from 1911 Bessie lived with Amy and her husband Frank at their Hawke's Bay farm, Omatua. Source: Alexander Turnbull Library, Howard Barraclough Fell Collection (PAColl-5355) Reference: PAColl-5355-01	188
Figure 164 Proposed alterations to the house in 1979. Source: NCC property file on-line.....	189
Figure 165 24 Hardinge Road. Source: Elizabeth Pishief 25 August 2019	190
Figure 166 24 Hardinge Road. Source: Chris Cochran May 2019	191
Figure 167 Extent of 24 Hardinge Road. Source: Napier City Council property on-line.....	191
Figure 168 Bowman Map showing 24 Hardinge Road c. 1880-85. Source: MTG Hawke's Bay	192
Figure 169 Location of 24 Hardinge Road via https://www.gis.napier.govt.nz	192
Figure 170 32 Hardinge Road beside Wilson Hall. Source: Chris Cochran, April 2019.....	195
Figure 171 Extent of 32 Hardinge Road. Source: Napier City Council property on-line.....	196
Figure 172 Location of 32 Hardinge Road Source: Napier City Council GIS	196
Figure 173 32 Hardinge Road between 1880-85 (red) Rolls Bakery (yellow); 82 Waghorne (green) London Hotel (blue) Source: MTG Hawke's Bay Bowman.....	197
Figure 174 Presbyterian Church and Wilson Hall 1904, portion of 32 Hardinge Rd marked in red. Source: MTG Hawke's Bay Object no 3679	198
Figure 175 73 Hardinge Road, main elevation to the road. Photo, Chris Cochran, April 2019.	200
Figure 176 Extent of 73 Hardinge Road, Ahuriri. Source https://www.gis.napier.govt.nz	201
Figure 177 Location of 73 Hardinge Road. Source: https://www.gis.napier.govt.nz	201
Figure 178 Higgins Grave in Old Napier cemetery. Peggy Higgins has a plaque at the base of the pedestal holding a cross and original inscriptions. Source: https://el.billiongraves.international/grave/Margaret-Annie-Peggy-Higgins/31140256	203
Figure 179 Deeds Plan 634 showing plan of Lots 1 & 2 being TS 458 and TS 457 in the Town of Napier. Source: Microfiche in Napier Public Library.....	204

Figure 180 Copy of Building Plan for 73 Hardinge Road, Ahuriri, Napier. Source: Napier City Council Property Files.	205
Figure 181 Part of Bowman Sheet III showing land at 73 Hardinge Road in mid 1880s. Source: https://collection.mtghawkesbay.com/objects/72494	206
Figure 182 Part of the Plan of the town of Napier c., published by Edward Lyndon and compiled by Guy Rochfort. Red circle indicates the approximate location of the section at 73 Hardinge Road, Ahuriri. Source: https://collection.mtghawkesbay.com/objects/83371	206
Figure 183 Arkwright’s Corner Store from Edwardes Street looking south Source: Elizabeth Pishief October 2019.....	208
Figure 184 Extent of 422 Hastings Street Source: Napier City Council Property-on-line	209
Figure 185 Part of Bowman XXII showing building in location of Arkwright’s store c. 1880-85 Source: MTG Hawke’s Bay object no. 72529.	210
Figure 186 Part of SO 5008 showing TS 298 on corner of Edwardes and Hastings Streets.	211
Figure 187 The non-compliant sign on the car along Marine Parade. Source: Napier City Council property file.....	212
Figure 188 Arkwright’s Corner Store looking east from Hastings Edwardes Streets intersection. Source: Elizabeth Pishief	213
Figure 189 Napier Club 28 April 2009. Source: Property File for 12 Herschel Street June 2019.....	214
Figure 190 Extent of 12 Herschel (right rectangle.) Source: Napier City Council property on-line ..	215
Figure 191 Location of 12 Herschel Street Source: Napier City Council property on-line	215
Figure 192 The building formerly owned by J.R. McKenzie Limited (and other people subsequently), now Matisse Bar. Source: Elizabeth Pishief 16 January 2020.....	216
Figure 193 Part of SO 5008 showing land grants in part of Herschel street. Source: SO, 5008.....	217
Figure 194 The Napier Club in 1900s prior to 1931 earthquake. The building next door is the one on the footprint of 12 Herschel Street. Source: Jo Lorigan, 1987. p. 69.....	217
Figure 195 Part of photograph showing Napier Commercial club and two small buildings on TS 140 Photographer: F.G. Radcliffe 1910-1919 Source: Auckland libraries Record ID 35-R780	218
Figure 196 The Commercial Club on TS141 adjacent to TS 140.1908. Source: Map 1908 held by Maurice Bartlett, 7 Veronica Avenue Napier	219
Figure 197 View of Parker's Chambers (1929), Herschel Street, designed by J A Louis Hay. The photograph was taken from Herschel Street looking west following the removal of the third floor of the building, which occurred in the aftermath of the 1931 Hawke's Bay earthquake. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 8795.....	220
Figure 198 This photograph depicts the Herschel Street façade of Parker's Chambers after the Hawke's Bay earthquake on the 3rd of February 1931. Source: Collection of Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, 7256 g	221
Figure 199 View along Herschel Street c. 1932-5. On the left side of the intersection is the White’s Building (later known as the New Zealand Insurance Building) designed by J A Louis Hay, completed 1932. Other buildings visible along Herschel Street include the Hay Building (designed by J A Louis Hay, completed 1932), Parker's Chambers (designed by J A Louis Hay, 1929), and between that and the County Council Chambers (1908-10) is a small building which may be the McKenzie building. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 14148 a	222
Figure 200 General view of King George’s Hall, showing the main entrance side to Hill Road. Source: Photographer, Chris Cochran, June 2019.	224
Figure 201 Interior of the hall, looking to the stage and proscenium arch (above), and the entrance end with the door to the entrance foyer on the left (below). Source: Photographs, Chris Cochran, June 2019	224
Figure 202 Interior of the hall. Source: Photographs, Chris Cochran, June 2019	225
Figure 203 Portrait of King George V above the proscenium arch. Source: Photographer Chris Cochran, June 2019.....	225

Figure 204 Extent of King George’s Hall. Source: Napier City Council property on-line.....	226
Figure 205 Hand-worked wall hanging to the left of the proscenium arch. Source: Chris Cochran May 2019	228
Figure 206 F.W. Williams House Te Rawhiti 9 Hukarere Road. Source: Chris Cochran, May 2019	229
Figure 207 Extent of property at 9 Hukarere Road. Source: NCC property-on-line	230
Figure 208 Location of 9 Hukarere Road within Napier. Source: NCC GIS property on-line.....	230
Figure 209 Part of Bowman X showing subdivision along the north side of Hadfield Terrace (red rectangle), Hukarere Road leading to Hadfield Terrace Hukarere School, Mahia, no. 11 Gladstone Road, the Coach house Hukarere House and Taumata.	232
Figure 210 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. Hukarere Māori Girls' School is located further up the hill on the right side of the photograph. Behind the school is the Hukarere Homestead and circled is F.W. Williams house: Te Rawhiti prior to construction of upper verandah. Photographer: W.H. Neal Source: MTG Hawke’s Bay object nos. 50/80, 698, 78471	233
Figure 211 9 Hukarere Road F.W. Williams House Te Rawhiti Source: <i>New Zealand Graphic</i> , 15 December 1909, p. 19.	234
Figure 212 Houses on Hukarere Road prior to 1931. Te Rawhiti is circled. This photograph has names of early occupants attached. Source: MTG Hawke’s Bay object nos. m65/55, 3436, 76135.	234
Figure 213 Location of Coker Memorial Gates. Source: https://www.napier.govt.nz/napier/memorials/coker-gates/	236
Figure 214 The Coker Memorial Gates. Source https://www.napier.govt.nz/napier/memorials/coker-gates/	237
Figure 215 Panorama of the Coker Memorial Gates. Source: https://collection.mtghawkesbay.com/objects/70487	238
Figure 216 Private Arthur Coker 1890 – 1917. Source: https://www.ancestry.com	238
Figure 217 Death Notice for Arthur Coker <i>Hastings Standard</i> , 18 October 1917. Source: https://paperspast.natlib.govt.nz	238
Figure 218 In memoriam notice for Arthur Coker. <i>Hastings Standard</i> 14 October 1918. Source https://paperspast.natlib.govt.nz	239
Figure 219 Inscriptions on the Coker Memorial Gates. Source: https://www.napier.govt.nz/napier/memorials/coker-gates/	239
Figure 220 The Coker Memorial Gates Source: https://www.napier.govt.nz/napier/memorials/coker-gates/	240
Figure 221 Harvey Memorial Gates, 1929. Source: Elizabeth Pishief 25 August 2019	240
Figure 222 Harvey Memorial Gates on Morris Street. Source: Elizabeth Pishief 25 August 2019....	241
Figure 223 Location of Donald McLean’s Memorial Cairn Source: Napier City Council property on-line	242
Figure 224 Extent of McLean Park. Position of Memorial Cairn circled in yellow.	242
Figure 225 A photograph of the McLean Memorial Cairn located at the entrance to McLean Park on Latham Street. This large cairn commemorates Sir Donald McLean. Photographer, Fischer's Studio. Source: MTG Hawke’s Bay m2004/19/8, 12752, 79287	243
Figure 226 The cairn and the inscription. Source: https://www.napier.govt.nz/napier/memorials/mclean-cairn/	244
Figure 227 No. 23 Lincoln Road, from the Fitzroy Road side of the house. Source: www.oneroof.co.nz/2F23-lincoln-road-bluff-hill-napier-city-hawkes-bay-	246
Figure 228 Extent of 23 Lincoln Road. Source: Napier City Council property on-line	247
Figure 229 Location of the house at 23 Lincoln Road, via https://www.gis.napier.govt.nz	247
Figure 230 Deeds Plan 42 showing lot 11 SS 59 (red) surveyed by A Koch 1865.	249
Figure 231 Original Arlington Station homestead from c. 1860, replaced 1902. Source: Parsons, 1999, p. 61	252

Figure 232 Plan of Arlington 1878 Source: MTG Hawke’s Bay M74.37.1.145	253
Figure 233 Plan of Wanstead 1878 Source: MTG Hawke’s Bay m74.37.1.127	254
Figure 234 Footprint of 23 Lincoln Road in early 1880s. Source: MTG Hawke’s Bay Bowman Plan VIII Object no. 72499	255
Figure 235 South-west elevation, from Lincoln Road. Source: Photographer, Chris Cochran, June 2019.	259
Figure 236 Inscription on Newman tombstone. Source: Elizabeth Pishief 10 April 2020	259
Figure 237 Grave of Captain and Mrs Alfred Newman in Old Napier Cemetery. Source: Elizabeth Pishief 10 April 2020	260
Figure 238 The main (south) elevation of 5 Lucy Road from Hadfield Terrace. Source: Chris Cochran May 2019	262
Figure 239 Aerial photograph showing property boundary for 5 Lucy Road. Source https://www.gis.napier.govt.nz	263
Figure 240 Location of House, 5 Lucy Road. Source https://www.gis.napier.govt.nz	263
Figure 241 Snip of Certificate of Title Under Land Transfer Act. HB vol. 54 folio 174. http://linz.govt.nz	264
Figure 242 The house at 5 Lucy Road appears on sheet X of Bowman’s 1880s map of Napier. https://collection.mtghawkesbay.com/objects/72501	265
Figure 243 View of Coote Road taken from the entrance to the old prison looking west. Residential housing lines the opposite site of the street. Dated 1894. Red circle shows the house at 5 Lucy Road prior to the addition of the extra gable. Photographer, unknown. Source: https://collection.mtghawkesbay.com/objects/75299	265
Figure 244 Sale notice in the <i>Hastings Standard</i> 17 January 1919 for the property at 5 Lucy Road. Source: http://paperspast.natlib.govt.nz	266
Figure 245 Extent of 39 Marine Parade marked in red and yellow, not including no. 35 Marine Parade. Source: Napier City Council Property on-line	267
Figure 246 Location of 39 Marine Parade. Source: https://www.gis.napier.govt.nz	268
Figure 247 Early photograph of Napier Soldiers’ Club, taken circa 1925. Source: Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi: https://collection.mtghawkesbay.com/objects/78537	271
Figure 248 Architectural drawing of Napier Soldiers’ Club, undated, but likely from 1916. Source: MTG Hawke’s Bay object no. 37817	272
Figure 249 Architectural drawing of Napier Soldiers’ Club, undated but likely from 1916. Source: MTG Hawke’s Bay object no. 37814	273
Figure 250 Napier War Memorial Fig 5.16 in Annabell p. 210 Image from Opening Programme 1957 showing floral clock, memorial and eternal flame: MTG Hawke’s Bay	274
Figure 251 Photograph of Napier War Memorial perhaps at opening ceremony on 14 July 1957. Source: http://napierwarmemorial.co.nz/	275
Figure 252 the War Memorial from the east (beach side) c. 1959.Source: The Fiftys: Napier Becomes a City.....	275
Figure 253 Present day view from the seaward (eastern) side. Source: Chris Cochran, June 2019. .	276
Figure 254 Extent of Napier War Memorial. Source: Napier City Council property on-line.....	276
Figure 255 Location of Napier War Memorial. Source: https://www.gis.napier.govt.nz	277
Figure 256 Artist’s impression of proposed Winter Garden. Source: Hawke’s Bay Today 21 September 2019	278
Figure 257 Early plan for War Memorial Source: Hawke’s Bay Today, 21 September 2019	279
Figure 258 The main entrance to the building today. The quite austere finish to the building here bears no resemblance to the original design, although elsewhere some original elements remain. Source: Photograph, Chris Cochran, June 2019.....	282
Figure 259 The original spherical footprint of Napier War Memorial, in an aerial photograph taken 4/09/1969. Sourced from the LINZ Data Service, via retrolens.nz . Accessed 1 May 2019	283

Figure 260 Napier Club. Source: Art Deco Inventory	284
Figure 261 Extent of Napier Club (former) Source: Napier City Council property on-line	284
Figure 262 A Logo of Napier Club: Source: Barrie Browne former member of Napier Club	286
Figure 263 Another logo supplied by Barrie Browne.	287
Figure 264 Part of SO 5008 showing land grants in part of Herschel street. Source: SO 5008.....	287
Figure 265 The Napier Club in 1900s prior to 1931 earthquake. Source: Jo Lorigan, 1987. p. 69	288
Figure 266 Part of photograph showing Napier Commercial club: F.G. Radcliffe 1910-1919 Source: Auckland libraries Record ID 35-R780	288
Figure 267 The Commercial Club on TS 141 adjacent to TS 140,1908. Source: Map 1908 held by Maurice Bartlett, 7 Veronica Avenue Napier	289
Figure 268 Mounted photograph of Tiromoana (View of the Sea), home of Dr William Isaac Spencer and family, on Marine Parade, Napier. The location of the house would later become the site of Dr Moore's Hospital. 1880s gifted by Anna Elizabeth Jerome Spencer. Source: MTGB Hawke's Bay object nos. 66, 95640	290
Figure 269 Dr Moore's Private Hospital, Marine Parade, taken after the 3 February 1931 Hawke's Bay earthquake. The photograph is taken from behind the hospital looking out toward Marine Parade. The skeletal façade of the building is still standing prior to demolition. The Hawke's Bay Club is partially visible to the left of the hospital. Photographer Dave Williams. Source: MTG Hawke's Bay Object nos. W275 (b), 76560.....	290
Figure 270 Napier Club, Marine Parade, built after the 3 February 1931 Hawke's Bay earthquake. The Napier Court House can be seen on the left-hand side and in the middle is the Hawke's Bay Club. Photographer: Ernest Sinclair Source: MTG Hawke's Bay Object nos. 2015/31/102, 19751, 92470	291
Figure 271 Panoramic view of Marine Parade looking towards Napier Hill thought to have been taken around 1936. Photographer: Robert Goodger, gifted by Lois Goodger. Handwritten inscription. Source: MTG Hawke's Bay Object nos. m93/19, 8704, 76515.....	291
Figure 272 Pania of the Reef, Source: Chris Cochran June 2019	295
Figure 273 Pania. Source: Elizabeth Pishief 12 May 2019.....	296
Figure 274 Location of Pania (red dot). Source: Napier City Council property on-line.....	297
Figure 275 Plaque on stone beneath Pania giving a synopsis of the history. Source: Elizabeth Pishief, 12 May 2019	299
Figure 276 Signature of artist, V. Lera of Viareggio, Italy. Source: E. Pishief 12 May 2019	301
Figure 277 The making of the clay mould. Source: The Fifties	301
Figure 278 The bronze statue of 'Pania of the Reef' on Marine Parade, a leading figure in Maori legend in Hawke's Bay, was unveiled by the Prime Minister the Rt. Hon. S. G. Holland. Mei Robin alongside the statue depicting Pania of the Reef, on Marine Parade, Napier, June 1954. Photographer unidentified. Source: Published in the <i>New Zealand Free Lance</i> , 23 Jun 1954, p. 19. Source: Alexander Turnbull Library Ref no. PAColl-6585-88.....	302
Figure 279 View of Ranui Flats. Source: Fleur Lincoln.....	304
Figure 280 541 Marine Parade, Napier: Source: Napier City Council property on-line.....	304
Figure 281 The Spirit of Napier on the Marine Parade Source: http://www.ahuriri-rotary.org.nz/spirit/spirit.html	307
Figure 282 Extent of the Spirit of Napier. Source: Napier City Council property on-line	308
Figure 283 Location of Spirit of Napier, yellow rectangle. Source: Napier City Council property on- line	308
Figure 284 Arrowsmith House, the main approach, with carport and the entrance around to the left. Source: Photographer Chris Cochran, June 2019.	312
Figure 285 Arrowsmith House, from the garden on the north-east side. Photo, Chris Cochran, June 2019.	313
Figure 286 Extent of 29 McKeefry Avenue, Greenmeadows. Source: Napier City Council property on-line.	313

Figure 287 Location of 29 McKeefry Avenue Greenmeadows. Source: https://www.gis.napier.govt.nz	314
Figure 288 Interior of Arrowsmith House, door to the garden on the left, staircase on the right. Photograph by Tony Speakman Source: https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados .	315
Figure 289 Photograph of the Arrowsmith family in 1979 sitting on pink bats having a picnic.	316
Figure 290 The concrete mantle above the fireplace in the living room was hand carved by John Scott. Photographer Tony Speakman. Source: https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados .	317
Figure 291 Lorraine Arrowsmith watching John Scott carve the mantel piece:	317
Figure 292 Interior view showing timber-lined walls and ceiling. Photographer Tony Speakman Source: https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados	318
Figure 293 The kitchen features tongue-and-groove timbers with natural finish, set against the white of the concrete block walls. Photographer Tony Speakman Source: https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados .	318
Figure 294 Foot of the stairs and the warm red wall. Other rooms are painted in a colour Scott called Siena. Photographer Tony Speakman. Source: https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados .	319
Figure 295 2 Milton Terrace from the gate. Source: Chris Cochran May 2019	321
Figure 296 Extent of 2 Milton Terrace. Source: Napier City Council property on-line	322
Figure 297 Location of 2 Milton Terrace. Source: https://www.gis.napier.govt.nz	322
Figure 298 13 Milton Terrace, side elevation showing the two main gable forms of the roof. The front verandah is around to the left. Source: Chris Cochran, June 2019.	326
Figure 299 The verandah from Milton Terrace. Source: Chris Cochran June 2019	327
Figure 300 Louis Hay's house (from Battery Reserve). Source: Elizabeth Pishief, 7 November 2019	327
Figure 301 Extent of 13 Milton Terrace. Source: Napier City Council property files on-line	328
Figure 302 Location of 13 Milton Road. Source: Napier City Council property on-line	328
Figure 303 Deeds Plan 39 1870 by Rochfort showing subdivision of SS 45, 55 and 56. Source: Robert McGregor, p. 5.....	330
Figure 304 Part of Deeds Plan 69, 1865, by A. Koch, showing subdivision of SS 45. Source: McGregor p. 5.....	331
Figure 305 Bust portrait of Captain Maurice Norman Bower, Town Clerk of Napier (1875-1911), possibly taken in the late nineteenth century. Date, unknown. Photographer, F W Mason. https://collection.mtghawkesbay.com/objects/81142	331
Figure 306 Bust portrait of James Augustus Louis Hay (1881-1948). Photographer, Leighton Studios. Date unknown. https://collection.mtghawkesbay.com/objects/77142	332
Figure 307 The house viewed from Napier Terrace. Source: Photograph, Chris Cochran, May 2019.	336
Figure 308 Viewed from Burns Road. Source: Photograph, Chris Cochran, April 2019.	337
Figure 309 Extent of 43 Napier Terrace, Source: Napier City Council property on-line	337
Figure 310 Location of 43 Napier Terrace. Source: Napier City Council GIS.....	338
Figure 311 Part of Plan of Town of Napier compiled by James Rochfort, C.E. (no date c. 1876-80) Source: MTG Hawke's Bay Plan of Town of Napier object Nos. 83371, 7813.....	339
Figure 312 Part of Bowman Map 13 c. early 1880s showing 43 Napier Terrace on corner with Burns Road. Source: MTG Hawke's Bay. Bowman 13.	340
Figure 313 Deeds Plan 458 surveyed by Horace Baker in 1909. Source: Microfiche in Napier Public Library.	340
Figure 314 Plan of land included in 43 Napier Terrace extent. Source: CT HB 54/101	341

Figure 315 View of a home owned by Dr William Isaac Spencer on Lincoln Road, Napier, thought to have been taken in the 1860s or 1870s. gifted by Mrs F Hutchinson. MTG HB refs m56/47, 5111, 78871	341
Figure 316 View of the home of Dr William Isaac Spencer and his wife Anna, taken from Tennyson Street looking towards Napier Hill in 1876. A small child sits on the lawn in front of the house. On the extreme left of the image can be seen St John’s Church Photographer Charles D Kennedy September 1876. Sources: MTG Hawke’s Bay object nos. 115 b, 75727	342
Figure 317 Mounted photograph of Tiromoana (View of the Sea), home of Dr William Isaac Spencer and family, on Marine Parade, Napier. The location of the house would later become the site of Dr Moore's Hospital. 1880s gifted by Anna Elizabeth Jerome Spencer. Source: MTGB Hawke’s Bay object nos. 66, 95640	342
Figure 318 20a Sealey Road, from below. Source: Photographer, Chris Cochran, May 2019.....	347
Figure 319 Extent of 20a Sealy Road. Source: Napier City Council property-on-line.....	348
Figure 320 Location of Mornington, 20a Sealy Road, via https://www.gis.napier.govt.nz	348
Figure 321 Louis Hay’s plans for Mornington (completed in 1921). From Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, refs. m2002/20/33, 5824, 20894, via https://collection.mtghawkesbay.com/objects/20894	351
Figure 322 Louis Hay’s plans for Mornington (completed in 1921). Source: Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, refs. m2002/20/33, 5824, 20894	351
Figure 323 Blythe House 23 Sealy Road, Napier. Source: Chris Cochran.....	352
Figure 324 View of house from Sealy Road. Source: Chris Cochran, May 2019	353
Figure 325 Blythe House and land PT LOT 2 DDP 876, CT 54/181. Source: Napier City Council property on-line.....	353
Figure 326 Location of the Blythe House, 23 Sealy Road, via https://www.gis.napier.govt.nz	354
Figure 327 Aerial photograph showing the location of the worker’s cottage at 7 Swan Street. Note that there are multiple structures on the property; the smaller two storey house set behind the larger house is the worker’s cottage. Source: https://www.gis.napier.govt.nz	357
Figure 328 Location of 7 Swan Street. Source https://www.gis.napier.govt.nz	357
Figure 329 The worker’s cottage at 7 Swan Street as photographed c.1986 for Jeremy Salmond’s book <i>Old New Zealand Houses 1800 – 1940</i>	359
Figure 330 Map showing progress of the reclamation of Napier. Source: Annabell, 2012.	360
Figure 331 The house at 7 Swan Street does not appear on Sheet XXII of Bowman’s 1880s map of Napier. https://collection.mtghawkesbay.com	361
Figure 332 Town Section 383 was present on Augustus Koch’s 1870 Plan Showing the Town of Napier, but Swan Street had not yet been formed. Source: http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1079691	362
Figure 333 Notice given under the Napier Swamp Nuisance Acts. <i>Hawke’s Bay Herald</i> Volume XXI Issue 5595 26 January 1880. Source: https://www.paperspast.natlib.govt.nz	363
Figure 334 Notice of Sale of Town Section 383. <i>Hawke’s Bay Herald</i> Volume XXI Issue 5761 7 August 1880. Source https://www.paperspast.natlib.govt.nz	363
Figure 335 Plan showing subdivisions of Swamp Sections 375, 378, 380, 381, 382, 383 and 385. March 1881. Source: http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1081764	364
Figure 336 Front elevation of 138 Tennyson Street. Source: Chris Cochran May 2019.....	365
Figure 337 Interior view, showing the Tennyson Street elevation. Source: Chris Cochran May 2019	366
Figure 338 extent of 138 Tennyson Street. Source: Napier City Council property file.....	366
Figure 339 Location of Red Cross Building, 138 Tennyson Street Source: Napier City Council property on-line.....	367
Figure 340 106 Thompson Road. Source: Chris Cochran, April 2019.	370

Figure 341 Extent of 106 Thompson Road. Source: Napier City Council property on-line.....	371
Figure 342 Location of 106 Thompson Road. Source: Napier City Council property on-line.....	371
Figure 343 Captain Todd's house, circa 1910. Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, , ref 6555 (a) https://collection.mtghawkesbay.com/objects/92683	373
Figure 344: Plans for the 1897 alterations to Captain Richard Todd's house on Thompson Road. Existing rooms are left unshaded, with new additions coloured light orange. Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi. Object no. 38100a 38100b, and 38100c respectively.	374
Figure 345 Plans for the 1897 alterations to Captain Richard Todd's house on Thompson Road. Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi. Object no. 38100b.....	376
Figure 347 The Bluff Hill Water Tower. Source: Napier City Council website	377
Figure 348 The water tower on Thompson Road, with one of the later round tanks on the left. Source: Chris Cochran, June 2019.	378
Figure 349 Location of Napier Water Tower on Thompson Road. Source: Napier City Council.....	379
Figure 350 Plaque at the Water Tower reserve. Source: Jen Massey https://napierdailyphoto.blogspot.com/2014/09/the-water-tower.html	381
Figure 351 Photograph of Water Tower being reinstated after the 1931 earthquake. Photographer: Dave Williams Source: MTG Hawke's Bay Refs. W251, 75133 erected <i>in 1910</i> ,.....	382
Figure 352 Tiffen Park Gates, 1954. Bequest of Miss Mary Alexander Smith Source: https://www.napier.govt.nz/napier/memorials/napiers-memorials/	384
Figure 353 Location of Tiffen Park Gates. Source: Napier City Council property on-line	385
Figure 354 Location of Tiffen Park Source: Napier City Council property on-line	385
Figure 355 William Smith 1854. Inscription on back says: "9 o'clock Smith lived on Logan's site." Gifted by Edwin Cornford. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 1579	388
Figure 356 Mrs W. Smith by Samuel Carnell, 1870- 1905. Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 1609.....	388
Figure 357 Grave of Mary Alexander Smith and her family. Source: www.findagrave.com	390
Figure 358 82 Waghorne Street. Source: Chris Cochran June 2019.....	391
Figure 359 82 Waghorne Street from the south. Source: Elizabeth Pishief September 2019.....	392
Figure 360 Extent of 82 Waghorne Street Source: Napier City Council property on-line	392
Figure 361 Part of Bowman showing location of 82 Waghorne (red) and Mark Rolls' Bakery (yellow) c. 1880-85. Source: MTG Hawke's Bay	393
Figure 362 Part of Plan of Napier Harbour Board town sections for sale, 1889, showing location of 82 Waghorne. These sections for sale (shaded areas) were on reclaimed land. Source: MTG Hawke's Bay m74/37/1/92, 74197.....	393
Figure 363 Part of Map showing Waghorne Street 1887. Source: www.ancestry.com NZ Maps 6620 D 995 319bje Nap 1887?	394
Figure 364 Location of 82 Waghorne Street Napier.....	394
Figure 365 Part of photograph from 1873 showing 82 Waghorne Street (red) and Mark Rolls bakery (yellow), Bethels Chapel (Wilson Hall, 1866) (green). Source: <i>Port to Port</i> (from Hawke's Bay Cultural Trust). p. 27.....	396

1.0 List of Proposed Places for Heritage Protection

1.1 Introduction

This report contains the results from a project to identify new places, items and small groups of notable buildings which have historic heritage significance to the people of Napier. The project has been undertaken by Elizabeth Pishief Heritage Consultant and Chris Cochran, Conservation Architect, with the assistance of Scott Flutey, Kate Hooper, Gail Pope, Dorothy Pilkington, Judith Larsen, and the support of the Historic Places' Hawke's Bay committee.

The work has been broken into three sections:

- Review and update of the current heritage schedule
- Identification of a final list of individual places
- Identification of specific small areas, 'precincts,' or 'groups' of notable buildings

The review and updating of the current items on the schedule have been completed. There are two items included in the Final List, Dr Waterworth's surgery and stables/garage building that have been added as a group together with the house, which is already scheduled.

There are 47 new individual listings and twelve new groups. Several of the items on the individual list may be better considered as a group, e.g., the two sets of gates at Nelson Park, and the observatory and La Grande Maison at the Mission Winery. These two should be considered together a group. Otherwise, they should be individually scheduled.

The Final List has been revised; several places that were included as individual items are now considered to be 'groups' and will be scheduled as a group. There are one or two places that have been removed and one or two additions. The original Final List is attached as an appendix.

The modified list is below. The criteria for assessing the significance are based on the definition of Historic Heritage in the Resource Management Act 1991, but with reference to the criteria in the Heritage New Zealand Pouhere Taonga Act 2014 which are more explanatory.

2.0 Places and Items

2.1 Battery & Shakespeare cnr: Shakespeare Road Tram Shelter

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: Corner of Battery and Shakespeare Roads, Ahuriri

Legal Description: Road reserve (?)

Construction date: 1911-13



Figure 1 General view of the shelter from Battery Road, 2019. Source: Chris Cochran May 2019



Figure 2 Position and extent of the tram shelter. Source: Napier City Council <https://www.gis.napier.govt.nz>



Figure 3 Location of the tram shelter at the junction of Battery Road, Shakespeare Road, and Waghorne Road,
Source: <https://www.gis.napier.govt.nz>

Architect/Engineer: Frederick Black (?)

Builder:

Original function/use: Tram Shelter

Original owner: Napier Corporation Tramways

Current use:

Current owner: Napier City Council

Significance: Aesthetic, architectural, historical, social, technological.

History:

The installation of electricity and the development of tramways was an important municipal project from the early 20th century. Frederick Black, a Wellington engineer, prepared a report for the Council in 1907 during the mayoralty of Samuel Carnell, which argued that Napier should adopt a combined supply system for tramways and electricity to save construction and operating costs.¹ The Borough Council approved a joint scheme in January 1907 and Black became the Borough's consulting engineer in February.² The new Mayor John Vigor Brown, despite his interests in the Napier Gas Company, followed Carnell's policy and had electricity installed in two council buildings to enable Napier to claim the right to a public electricity franchise. The Gas Company's contract to light the streets expired in 1909 but was renewed for several years while financial matters were negotiated. A proposed loan from the Government for £100,000 in 1908 included £35,000 for electricity and tramways. But the

¹ Campbell, 1975, *Story of Napier*, pp. 98-9

² Campbell, 1975, p. 99 (footnote).

government only offered the Corporation £35,000 for sewerage works and the Corporation decided to call tenders for the entire loan finally borrowing from the State Advances Department and the A.M.P. Society. Planning for the tramways began in 1911. The depot was in Faraday Street and the route was along Thackeray, Dickens and Hastings streets, up Shakespeare Road and along Battery Road and Ossian Street to the Port Ahuriri terminus.

Later, in 1921, after many debates, the tramway was extended along Hastings Street to the borough boundary. The tramways were a source of contention among ratepayers with some considering them to be a foolish extravagance.³ The tramways required additional finance because of the high crowns on the roads and the need to lower sewer pipes during construction. When one ratepayer J.B. Fielder asked whether it was too late to reconsider the trams and provide petrol driven buses Mr Black said buses could not stand the vibrations from Napier's uneven road surfaces and would not be suitable for hill work.⁴

The Shakespeare Road Tram Shelter is the last surviving piece of passenger-serving infrastructure from Napier's tram system. The system operated from 8 September 1913 until 3 February 1931. Three routes were offered – Hastings Street, the Railway Station, and Port Ahuriri. The Shakespeare Road Tram Shelter was a stop along this last line. The Port Ahuriri route travelled from “Faraday Street (where the tram sheds were), along Thackeray, Dickens, and Hastings Streets, Shakespeare Road, Waghorne and Bridge Streets, to terminus at commencement of Hyderabad Road.” Number 4 was the first tramcar to officially take passengers along this line though Number 3 had previously taken a trial run.⁵

The ground on which the tram shelter stood had earlier formed part of the shoreline of the Ahuriri Lagoon. By the late nineteenth century, this had been substantially reduced by land reclamation projects that consequently increased the size of Port Ahuriri. At the start of the service in 1913, five tram cars manufactured by Brush Electrical Engineering Co. in England formed the system. The four more added in following years were made in Christchurch and Auckland.⁶

The Shakespeare Road Tram Shelter still retains brackets used to support the overhead wires. It also includes integrally-designed lavatories – the women's is accessed from the covered shelter, and the men's, from the north side of the structure. When the tram system was severely damaged in the 1931 earthquake, it was replaced with buses and most infrastructure (like the tracks) was pulled up.⁷ The structure remains in a highly original state and has remained a useful amenity even though its original purpose ended nearly ninety years ago.

³ Campbell, 1975, p. 100

⁴ Campbell, 1975, p.

⁵ Graham Stewart, 1996 *Always a Tram in Sight: The Electric Trams of New Zealand, 1900 to 1964* (Wellington: Grantham House, 1996, p. 65

⁶ Stewart 1996,

⁷ Most of Napier's tramcars were put in storage in the shed at Faraday Street until 1937, when they were taken to the camping ground at Kennedy Road and refurbished into cabins. See Stewart, *Always a Tram in Sight*, pp.65-70.



Figure 4 Undated, c. 1920s image of the tram stop at Battery Road, Ahuriri. The roof of the shelter can be seen in the bottom right corner.



Figure 5 Number 3 Tram ahead of a trial run to Port Ahuriri on 11 August 1913. Mayor John Vigor Brown is at the back of the tramcar. Accessed 2.5.2019 from collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, via <https://collection.mtghawkesbay.com/objects/82126>.



Figure 6 View of Hastings Street looking south from Shakespeare Road that is thought to have been taken around 1918. In the centre of the image, the Port Ahuriri tram runs along Hastings Street. Photographer; Nelson Stedman. Source: MTG Hawke's Bay object nos. m83/6, 3372, 75751



Figure 7 Postcard featuring a view of Shakespeare Road, Napier, taken during the installation of the tramlines between 1912 and 1913. The General Post Office is visible at the foot of the road on the right side of the photograph. On the opposite side of the street stands the Colonial Bank. Source: Collection of MTG Hawke's Bay Object nos. m57/11, 1858, 78679



Figure 8 Tramlines in Hastings Street. View looking south at the intersection of Hastings Street and Browning Street, Napier. It has been taken from an elevated view in Shakespeare Road. The buildings in the photograph were damaged and many destroyed after the Hawke's Bay earthquake on 3 February 1931 and the fires that followed. Source: MTG Hawke's Bay object nos. m2005/17/1, 13742, 75628

Notable people: Frederick Black, Samuel Carnell, John Vigor Brown

Architectural style/description: The tram shelter at the intersection of Battery and Shakespeare Roads has high townscape value, it being visible from the four roads that converge on it; it is especially prominent from the south-west along Battery Road.

The shelter is a compact structure, a plain rectangle in plan with a hipped roof running the long Battery Road (roughly east west) direction. The roof is covered with Marseilles tiles, complete with ridge and hip tiles and acroteria at either end of the ridge. The wide opening to the shelter space faces down Battery Road; it has built in seats, and a door to the women's toilet, while the men's toilet is accessed from the north side elevation. The structure is timber framing, with the main timbers exposed to the outside; the cladding is vertical timber boards set within the frame. Painted figures of commuters and a tram conductor enliven the building.

The building is little modified, unusual in a service structure that is well over 100 years old. As an authentic building of this age, it has some technological value.

Note: Interior (of the toilets) not inspected.

Theme (e.g., settlement, government, economics): Transport, infrastructure, civics

Hapu/Iwi:

Cultural connections: Napier Corporation Tramways

References:

Campbell, M.D. N. 1975. *Story of Napier 1874-1974: Footsteps along the Shore*. Napier: Napier City Council

Stewart, Graham. 1996. *Always a Tram in Sight: The Electric Trams of New Zealand, 1900 to 1964*. Wellington: Grantham House.

Recommendations: To be listed on the District Plan as significant.

2.2 Bracken Street, no. 11: McHardy Lodge

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: 11 Bracken Street

Legal Description: LOT 3 DP 28139 (CT Y1/509)

Construction date: 1908

Architect:

Builder: Bull Brothers

Original function/use: Residence

Original owner: Leslie Harding McHardy

Current use: B & B

Current owner:



Figure 9 McHardy Lodge. Source: <https://www.trademe.co.nz/property/>



Figure 10 Extent of McHardy Lodge curtilage. Source: Napier City Council property on-line



Figure 11 Location of Location of McHardy Lodge, 11 Bracken Street. Source: <https://www.gis.napier.govt.nz>

Significance: Aesthetic, architectural, historical, social, technological

Summary: McHardy House is an exceptional building for its period redolent of the wealth of the Hawke’s bay farming community at the time and with high social and historic significance for its many years as a vital part of the Hawke’s Bay Hospital Board’s infrastructure as a maternity hospital and later an old peoples’ ward. Stylistically it is a villa, albeit a large, handsome, and extravagant one, with touches of an Art Nouveau influence in, for example, the decorative curved boarding in the gable ends and a finely tapering profile to the main verandah posts.

History:

Leslie Harding McHardy had no. 11 Bracken Street built as a townhouse away from their 30 - room mansion at Blackhead in 1908. In 1915 he offered it to the Hawke’s Bay Hospital Board as a hospital for wounded soldiers together with a large maintenance fund.⁸ He offered £500 per year.⁹ However, initially, McHardy was run by two soldiers’ wives as a nursing home. In 1916 the people of Hawke’s Bay became concerned that not enough was being done to care for infants “the future guardians of our great national traditions.” People feared the war’s ‘enormous wastage’ would wipe out a whole generation. These sentiments led the Hospital Board to propose a maternity ward to nurture mothers and to train midwives at an estimated establishment cost of £17,000 with the government paying half as a subsidy. Then Mr McHardy a man endowed with a strong community spirit donated his house for a maternity home, but “for married women only”.¹⁰ The house was described in the newspaper

⁸ *Ashburton Guardian*, Vol XXXV 2 July 1915

⁹ Geoff Conly, 1992. *A Case History: The Hawke’s Bay Hospital Board 1876-1989*, p. 72

¹⁰ Conly, 1992, p. 2

report at the time as being a nicely situated and commodious building in George Street at present used as a nursing home.”¹¹

McHardy was born in Napier on 20 June 1863, the eldest son of the late Mr. Alexander McHardy. He was educated at Napier Boys' High School and Nelson College, and, at the death of his father, took over Blackhead Station, in conjunction with his brother. Mr. McHardy was a member of the Patangata County Council, the Hawke's Bay United Hospital and Charitable Aid Board, the Waipawa Hospital Board, the Tamumu Road Board, and other local bodies. His wife was the daughter of Alexander McKenzie, of Gisborne, and they had two sons and four daughters.¹²



Figure 12 Mr Leslie Harding McHardy, Source: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d27-d46.html>

When the house was established as a maternity hospital the first Sister-in-Charge was Kathleen Reid, who was followed by Sister Gertrude Stubbs, but the best-known sisters were Rayna Daniells and her sister Barbara. Rayna worked from 1948 until 1972 and Barbara from 1952 until 1976. The home was part of the main hospital and the Medical Superintendent and Matron managed it. It was recognised as a training school in midwifery. The maternity home fees were fixed at £2.2.0 a week while hospital fees were 7/6 a day and district nursing, and ambulance fees were ‘pro rata’. The Board bought a cow to supply milk to the home.¹³



Figure 13 McHardy Home prior to 3 February 1931 Earthquake. Nurses sleeping quarters on far left; central portion where meals were prepared and the wards on the right; the brick section on the left collapsed during the earthquake: Source: Conly, 1992, p. 73.

¹¹ Conly, 1992, pp. 72-3 citing newspaper (no name) dated 24 November 1916.

¹² <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d27-d46.html>

¹³ Conly, 1992, p. 73

After the earthquake on 3 February 1931 McHardy Home was severely damaged and evacuated.¹⁴ Following its refurbishment the Board leased it as a maternity hospital on 12 December 1932 to Sister A.M. Field who opened it to mothers on 26 January 1933.¹⁵

McHardy Home was still being used as a maternity home when Dr Doris Gordon, Director of Maternal Welfare visited it in April 1947.¹⁶ At a special meeting of the Board on 29 April she condemned McHardy as outdated and commented that no money would make it into an efficient maternity hospital. She had:

... no hesitation in saying that McHardy Home as it existed was the poorest obstetrical building, she had yet seen in any of the larger provincial centres and she had no hesitation in assuring the board she would do her best to ensure priority once the matter of site and plans was finalised. That any nurses had been found willing to work under the depressing conditions existing at McHardy was a tribute to the nurses' spirit of service.¹⁷

Dr Gordon told the Board the first essential was to build a new maternity hospital for Napier and the Board decided to buy 10-12 acres for a new Maternity hospital in Napier. Dr Gordon wrote a report on McHardy Home to the Health Department, but the Director General refused to let the Board see the report when they requested it.¹⁸ Despite this dreadful report McHardy Home remained open for another twenty-plus years.



Figure 14 McHardy after the earthquake. Source: Conly 1992, p. 73

¹⁴ Report by A.W. Briggs held in MTG Hawke's Bay Object nos. 2013/17, 85614.

¹⁵ Conly, 1992, p.134

¹⁶ Conly, 1992, p. 183

¹⁷ Conly, 1992, p. 184, no reference, perhaps Board minutes.

¹⁸ Conly, 1992, p. 184.

It was not until the early 1970s that the Hawke's Bay Hospital Board developed proper obstetric services, probably one of the last boards in the country to do so. The deaths of babies, stillborn babies, and babies in the first week of life, were the highest in New Zealand and it was difficult to get the problem recognised. A key factor in improving the situation was the appointment of Matron Miss K. Johnson who managed both McHardy and the switch to the new Arohaina. The move to Arohaina helped change Hawke's Bay Hospital Board from the board with the worst perinatal record to a board with one of the most sought-after units in the country.¹⁹ Arohaina was opened on 1 October 1971 as a maternity unit after renovations costing \$900,000. Previously, the old Chest Block had been used as relief wards while the hospital was being rebuilt.²⁰ After the maternity unit closed, McHardy was used as a home for elderly women.

Architectural style/description: McHardy Lodge has a strong presence in Bracken Street, since it is close to the street and everything is big in scale, especially for a largely single-storey house – the high gable roof forms, deep verandahs and bay windows. The roof is the most dominant element, a mix of hipped and gabled forms, clad in rich orange Marseille tiles with ornamental ridge tiles. Large 'blind' gables have been incorporated for their effect, not function, while deep overhanging gable ends, and bracketed eaves emphasize the roof forms. A neat picket fence on the street boundary, a formal driveway and garden features provide an appropriate setting for the house.

It is an amazingly solid and well-built house, with features generally typical of the time – large double-hung windows with single pane sashes, verandah posts with moulded collars, eaves brackets, and solid corner boards, although the narrow-lapped weatherboards are an unusual feature for the time (these would commonly have been wide rusticated boards).

Stylistically it is a villa, albeit a large, handsome, and extravagant one, with touches of an Art Nouveau influence in, for example, the decorative curved boarding in the gable ends and a finely tapering profile to the main verandah posts. Altogether, it is an exceptional building of the period, redolent of the wealth of the Hawkes Bay squatocracy, and with strong social values both from its origins and its later medical life.

Note: Interior not inspected.

Alterations:

1908: Leslie H. McHardy paid £5,200 for the construction for a 27-room dwelling, which was built by Bull Brothers.²¹

1917: Hawke's Bay Hospital Board paid £1160 to extend the building and add a tile roof. He builders were Begley & Hamilton.²²

1917: Hawke's Bay Hospital Board paid £2800 for an addition to McHardy. Begley & Hamilton builders.²³

¹⁹ Conly, 1992, p. 242

²⁰ Conly, 1992, p. 196.

²¹ Building Permits Index 5/5/1908

²² Building Permits Index 8/5/1917

²³ Building Permits Index 27/8/1917

1920: Hawke's Bay Hospital Board paid £250 for alterations to McHardy, built by Maidens.²⁴

1926: Hawke's Bay Hospital Board paid £180 for unspecified alterations to McHardy home.²⁵

References:

Briggs, A.W. 1931. "Report on Earthquake at Napier: Medical Services", 24 February 1931. Typescript held in MTG Hawke's Bay Object nos. 2013/17, 85614.

Conly, Geoff. 1992. *A Case History: The Hawke's bay Hospital Board 1876-1989*, Napier: Hawke's Bay Hospital Board.

Cyclopedia of New Zealand <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d27-d46.html>

MTG Hawke's Bay: Napier Borough Council Building Permits: Index made by P.H.E. Bloomer held by E.D. Pishief.

Notable people: Leslie H. McHardy, Dr Doris Gordon, Rayna and Barbara Daniells, Kathleen Reid, Miss K. Johnson.

Theme (e. g. settlement, government, commerce): Settlement, Farming, Health

Hapu/Iwi:

Cultural:

Recommendations: To be listed on the district plan.

²⁴ Building Permits Index1/12/1920

²⁵ Building Permits Index 19/11/1926



Figure 15 View of McHardy Lodge from the main entrance. Source: Chris Cochran May 2019



Figure 16 Side elevation to Bracken Street. Source: Chris Cochran May 2019

2.3 Brewster Street, no, 2: ‘Scinde Island House’

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Archaeological site, V21/435 historic place

Address: 2 Brewster Street

Legal Description: PT TN SEC 152 NAPIER (CT A3/1030)

Construction date: 1860s



Figure 17 ‘Scinde Island House’ formerly part of the Empire Hotel ‘out buildings’. Source: Chris Cochran My 2019



Figure 18 Extent of 2 Brewster Street. Source: Napier City Council property on-line

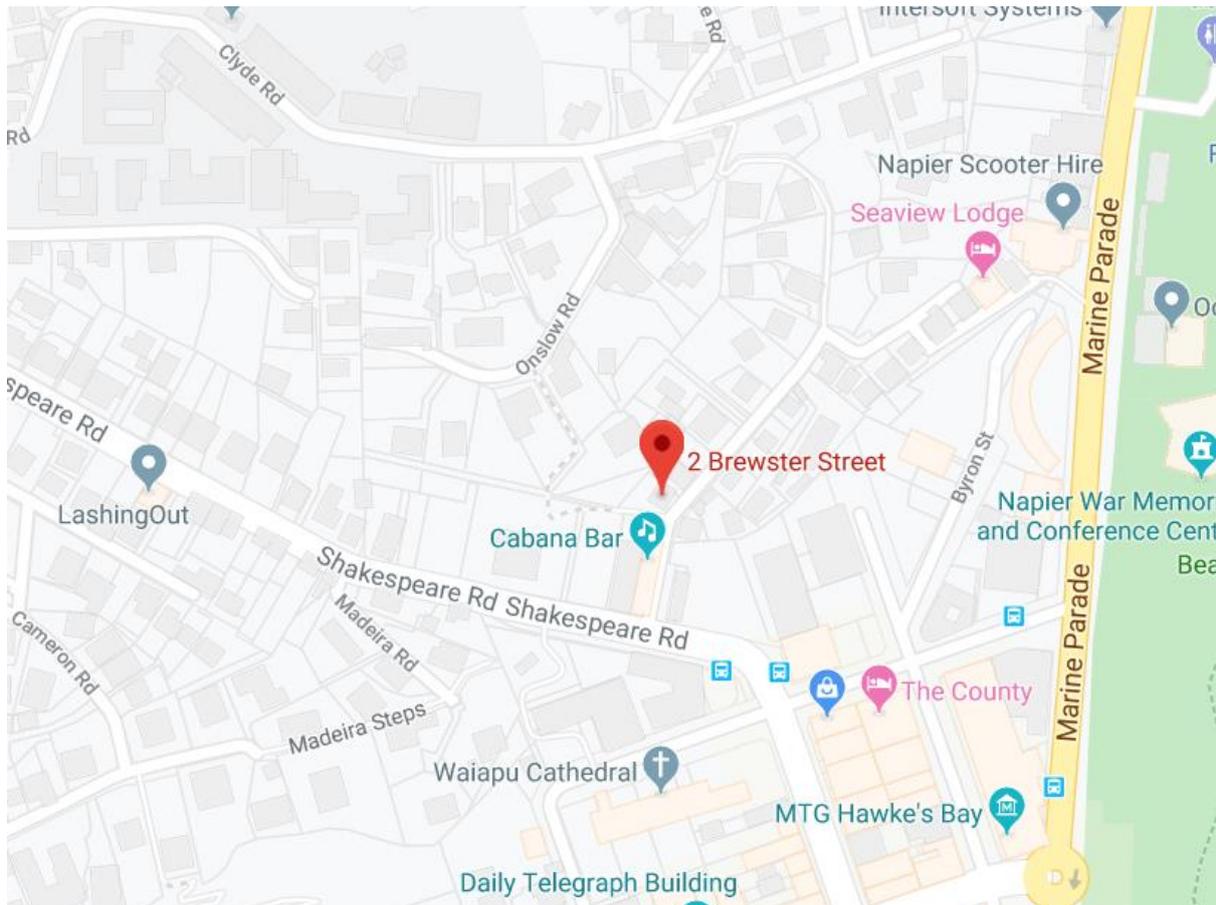


Figure 19 Location of 2 Brewster Street, Source: <https://www.google.com/maps/>

Architect: D Frame managed relocation and alterations in 1903 **Builder:**

Original function/use: May have been Swan's house when part of hotel curtilage. Later, possible rental housing

Original owner:

Current use: Residence

Current owner: Matthew Bonnet

Significance: Aesthetic, architectural, historic, technological.

Summary: This building has historic value for its association with the publicans McNalty, Swan and Mayo who presumably lived in it while conducting their publican duties in the hotel fronting Shakespeare Road. It is also linked to Swan in his photographic days because he had his shop and studio to one side of TS 149 (although that was subdivided early). It may have connections with the photographer Samuel Carnell who bought Swan's photography business in 1871. It links to the businessman and newspaper proprietor E. W Knowles who had the building shifted to the new site next door in 1903. The cottage clearly dates from the early period of the development of Napier, perhaps c.1867, although a precise date is not known; the addition of a picturesque verandah in 1903 has given the building a strong presence in the streetscape. It is a very good example of a 19th century, two-storey cottage, in reasonably authentic condition, and capable of revealing information about building technology of the early Colonial period.

History:

The land where this building is now located is Town Section 152 which was granted to William Marshall in 1859. See the entry in *Dictionary of NZ Biography* for more information about Marshall. In 1861 William Marshall of Woodlands Pohui had the freehold of half TS 152 in Brewster Street, which he still owned in 1869. His brother John Marshall had the Settlers Hotel in 1863. In 1863 part of TS 152 was owned by Alfred Newman of Waipukurau.²⁶

A house was built on Pt TS 152 at some time during the 19th century but not in the location of the current house (see figure 20). Part Napier Town Section 152, with 5-roomed house in Brewster Street was advertised for sale by Baker and Tabuteau in the *Daily Telegraph* on 23 August 1893. The price was £375.

The 19th century history of the house is associated with the history of the adjacent land Town Section 149 because the building was originally on TS 149 at the rear of the Empire Hotel. In 1900 Mr J. Lynch applied for permission to enclose portions of Brewster Street and Shakespeare Road while taking down the old Empire Hotel and erecting a new one. The mayor and the overseer were given permission to act on the matter.²⁷ In 1903 the house was shifted about 30m onto part of TS 152 for Mr Knowles. It was added to with the alterations being prepared by Mr Frame.²⁸

²⁶ *Hawke's Bay Times* 16 October 1863

²⁷ www.paperspast.natlib.govt.nz DAILY TELEGRAPH, 3 MAY 1900 NAPIER BOROUGH COUNCIL.

²⁸ Napier City Council property file.

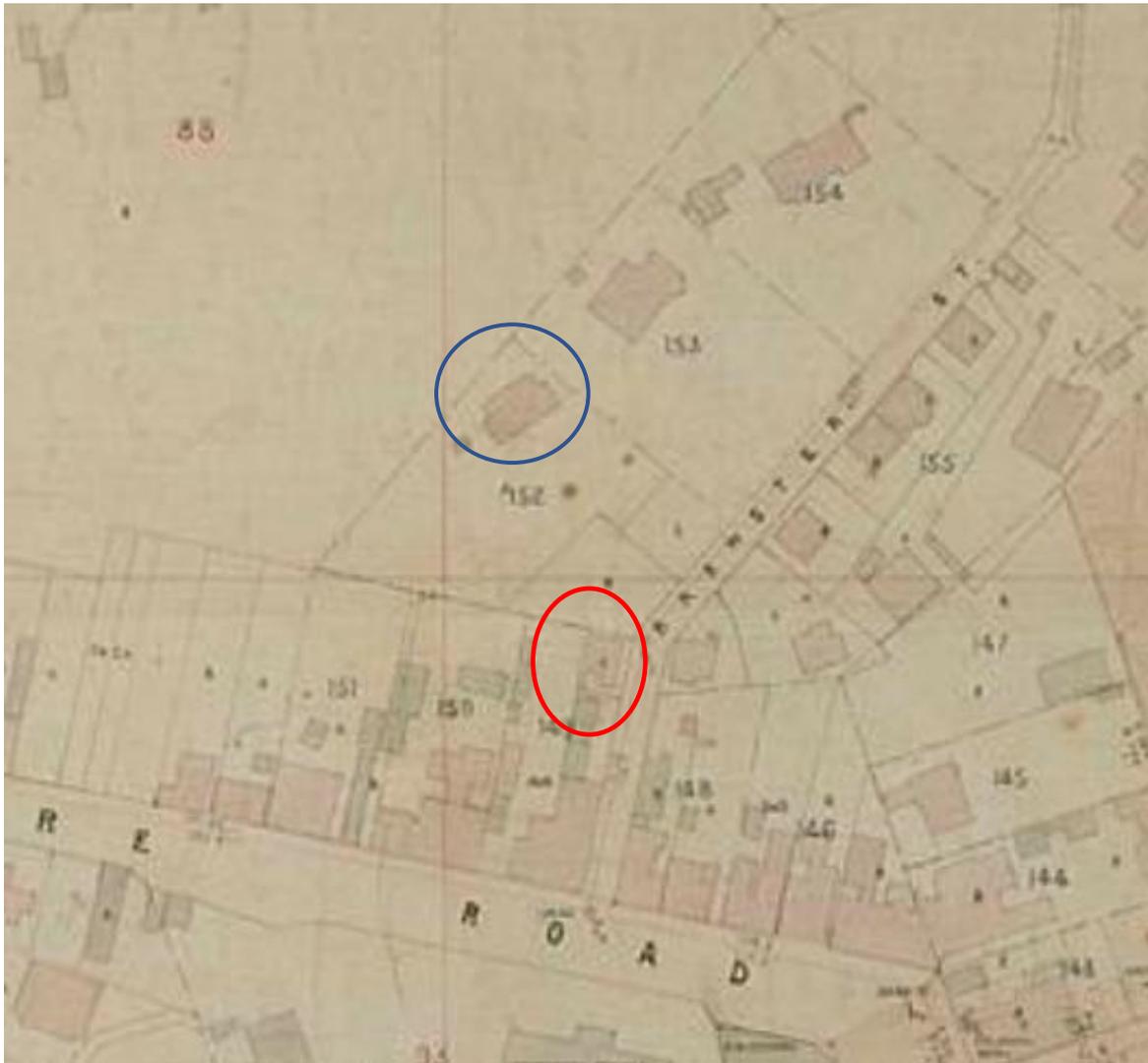


Figure 20 Location of house on TS 152 in 1880-85 (blue) and location of current house at that time (red). Source: MTG Hawke's Bay Bowman

TS 149 was granted to Michael Fitzgerald a surveyor in April 1859. The land next door TS 150 was granted to Thomas Henry Fitzgerald miller on the same day 8 April 1859. T.H. Fitzgerald was elected as one of three Napier representatives on the newly formed Hawke's Bay Provincial Council and became the first Superintendent of the province.²⁹

Michael Fitzgerald was active from 1840s until 1873. He was an engineer and surveyor, experienced in railway surveys and construction in United Kingdom. He came to Wellington ca 1845 and was the Engineer-in-chief, Survey Department, Wellington 1853; later he was chief surveyor for Wellington and Hawkes Bay. Then surveyor to the Native Land Purchase Department until its abolition. He was surveyor in charge of the sketch map showing the extent of government purchases of Maori land by 1853. He represented Waimarama in Hawke's Bay Provincial Council 1862 and Napier Town 1863.³⁰ The National Library has 57

²⁹ Wilson, J.G. 1976. *History of Hawke's Bay* Capper Reprint, p. 384

³⁰ <https://natlib.govt.nz/records/22359923> citing [Dictionary of New Zealand biography / Scholefield Volume 1]

letters written from Napier (Melford Cottage), Wairoa, Mahia, between 1854 and 1864. In 1862 M. Fitzgerald along with J. Curling, J. A. Smith, and H. B. Sealy were the resident magistrates and issued a publican's licenses to John Marshall of the Settlers' Hotel.³¹ Thomas Edwards had the Shakespeare Hotel,³² which may have been on the corner of Shakespeare and Battery Roads, because he had the freehold of TS 450, which is located there.³³ Fitzgerald's entitlement to vote in 1861/2 was from having a house (household) and part of SS 54 and the freehold of SS 27.³⁴ This indicates that he no longer owned TS 149.

The hotel on TS 149, was on the same section as the cottage 'Scinde Island House,' but fronted Shakespeare Road. It was known as Mac's Hotel from 1864 when Martin McNalty was proprietor.³⁵ McNalty had previously been the licensee of the Star Hotel in Emerson Street.³⁶ Mac's Hotel was offered to let for a term of years "as agreed upon" in 1865.³⁷

Beside the Mac's Hotel was the photographic studio of G.W. Swan who was in partnership with Mr Wrigglesworth from the early 1860s (figure 21). They were a Wellington firm originally. In January 1860 G.W. Swan & Co. Photographic Artists informed the people of Napier they would shortly be in Hawkes Bay.³⁸ Earlier, in 1858, Swan had been in partnership with Mr Davis at the Photographic Establishment in Wellington.³⁹ This was dissolved in December 1858 and Swan carried on alone.⁴⁰

The business must have been profitable because in 1864 they announced that they had erected an entirely new Photographic Studio at Clay Point, in Wellington, "replete with all the newest appliances and arrangements necessary for producing the Carte-de-Visite, and other Photographic Pictures in the most artistic manner", and that no expense had been spared to make "their new Studio the largest and most commodious in New Zealand". The Reception Rooms had been rearranged with a special regard to the convenience of Ladies. Moreover, "Children's portraits taken instantaneously." Jan. 25, 1864.⁴¹

In 1864 they advertised in Napier that they had just received ex "Ludwig" from London a supply of new scenic backgrounds for carte de visite portraits. "These back grounds are painted by a first-class London artist, and add much to the effect of a picture." They also supplied photographic albums, cases, frames new apparatus etc. as well as portraits of the Royal Family for one shilling and sixpence and 500 eminent persons for one shilling each.⁴² They reduced the price for cartes de visite when paid for by cash to £1.1.0 for six cartes de visite or £1.15.0 for twelve in 1867.⁴³

It appears that Swan and Wrigglesworth did not live in Napier but visited from time to time in the first few years of the 1860s because neither appears in the electoral rolls during that

³¹ *Hawke's Bay Times* 17 April 1862.

³² *Ibid.*

³³ Electoral Roll 1861/2

³⁴ *Hawke's Bay Herald*, 28 September 1861, Electoral roll

³⁵ *Hawke's Bay Herald* 13 April 1864

³⁶ *Hawke's Bay Herald* 14 December 1861

³⁷ *Hawke's Bay Herald* 13 May 1865

³⁸ *Hawke's Bay Herald* 28 January 1860

³⁹ *Wellington Independent* 29 September 1858.

⁴⁰ *Wellington Independent* 15 December 1858.

⁴¹ *Wellington Independent* 23 February 1864.

⁴² *Hawke's Bay Herald*, 31 May 1864.

⁴³ *Hawke's Bay Herald*, 13 July 1867.

period. George Henry Swan has voting rights in Wellington between 1853-1864 based on his leasehold of a house at Clay Point.⁴⁴ He married Mary Ann Ashton in 1865.⁴⁵ When Swan does appear in the Napier electorate in 1870 his right to vote is based on his having leasehold part of TS 137 in Shakespeare Road.⁴⁶ By 1876 his right to vote was because he had freehold, the White Swan Brewery on TS 299.⁴⁷

The partnership between Swan and Wrigglesworth ended, 'by mutual consent' in August 1867 with Mr G.W. Cullen being appointed to collect outstanding debts and settle any claims due.⁴⁸ G. Swan carried on the photographic business in Napier in his studio beside Mac's Hotel. Wrigglesworth continued his business on his own account in Wellington.⁴⁹

In 1867 G. W. Swan had the license of Mac's Hotel and Martin McNalty had the license for the Commercial Hotel.⁵⁰ Mr Swan had changed the name of the hotel to the Empire Hotel by 1870 when an advertisement appears in the newspaper looking for a "good steady cook".⁵¹ This dates the photograph in figure 21 from between 1867 to 70 at the latest. In July 1871, the license of the Empire Hotel was transferred from Mr Swan to C. Landon who again transferred the license to William Mayo in November 1871.⁵² That year Swan sold his photographic business to Samuel Carnell, who said in his advertisement that "he hoped to receive the same support as had been accorded to his predecessor". Carnell also said that there would be a 25% reduction in the price of photographs that were paid for when they were taken.⁵³

William Mayo was the licensee of the Empire Hotel from 1871 until at least 1892/3⁵⁴ although he had a break in 1879 when an advertisement appears telling "his friends and the public generally that he has resumed the management of the Empire Hotel and hopes to receive the patronage hitherto accorded to him."⁵⁵ In 1880 Mrs Mayo gave birth to a daughter at the Empire Hotel, presumably in the house at the back of the hotel.⁵⁶ By 1895 William Mayo was living in Fitzroy Road.⁵⁷ He and his wife and daughter Louie worked at the Old People's Home, he as Master and Mrs Mayo as Matron in 1906.⁵⁸ Just before he died in 1912, he and his wife Louisa were living in Munroe Street with two of their children Louie, a spinster, and Frederic, a clerk.⁵⁹

In October 1892 the Empire hotel, with a 26-foot frontage to Shakespeare Road, being part section 149, was sold to Mr P. Gleeson for £525, while the other part of section 149, with a

⁴⁴ www.ancestry.com.au Electoral Rolls Wellington 1853-1864

⁴⁵ New Zealand marriage index.

⁴⁶ www.ancestry.com.au Electoral Rolls Napier 1870/71

⁴⁷ www.ancestry.com.au Electoral Rolls Napier 1875/76

⁴⁸ *Hawke's Bay Herald*, 3 August 1867.

⁴⁹ *Evening Post* 13 November 1868

⁵⁰ *Hawke's Bay Herald*, 22 April 1867.

⁵¹ *Hawke's Bay Times*, 1 October 1870

⁵² *Hawke's Bay Times*, 25 July 1871; 17 November 1871

⁵³ *Hawke's Bay Times* 11 October 1871.

⁵⁴ www.ancestry.co.au Wise's Post Office Directories 1892/3

⁵⁵ *Hawke's Bay Herald*, 12 March 1879.

⁵⁶ *Hawke's Bay Herald*, 16 July 1880

⁵⁷ Wise's Post Office Directories 1895, www.ancestry.com.au

⁵⁸ Electoral Roll 1905/6 www.ancestry.com.au

⁵⁹ Electoral Roll 1911. www.ancestry.com.au

40 feet frontage to Shakespeare road, between the Occidental and Empire hotels, was sold to Mr H. C. Robjohns, for £700.⁶⁰

The Empire was occupied by Patrick and Margaret Gleeson whose daughter, Margaret aged 15 years and 3 months died on 22 February 1893. The funeral left the Empire Hotel the following day.⁶¹ The license for the Empire Hotel was transferred from D. Woods to P Gleeson on 10 March 1893.⁶² He advertised in 1893 that he would be applying for a license for the Empire Hotel which contained 18 rooms, exclusive of those required for the use of the family, at the next licensing committee meeting on 10 June 1893.⁶³ Gleeson was the licensee in 1894 when he was charged with selling two bottles of beer to men on a Sunday.⁶⁴

Patrick Gleeson had had the licence of the Provincial Hotel in 1895 when there was an investigation into the death of Mr Bamford at the Empire Hotel the previous July by the licensing committee.⁶⁵ The licence of the Empire Hotel was transferred from P. Gleeson to J.P. Smith on 5 March 1895.⁶⁶ John P. Smith the licensee of the Empire Hotel had his licence renewed in 1899 indicating that the Gleesons' owned the hotel, but did not hold the liquor licence by that time.⁶⁷

In 1899 an article in the *Hawke's Bay Herald* indicates that the old Empire hotel was to be rebuilt on the order of the Napier Licensing Committee:

Mr Cornford, representing Mr P. Gleeson, owner of the Empire and Provincial Hotels, which the committee had, at their last meeting, ordered to be re-built, asked for an extension of time in which the work might be carried out. Counsel said it would be somewhat unreasonable to require Mr Gleeson to carry on building operations at the two places at once. Mr Gleeson therefore asked that he be given till June next, or thereabouts, to rebuild the Empire and to June of the following year to rebuild the Provincial. The Committee intimated that they had decided to adhere to their former resolution that both houses be rebuilt at once, and must at all events be on a fair way of progress at the annual meeting and finally completed on or before the 1st December, 1900. Subject to some additions, the plans of the buildings were approved.⁶⁸

The architects for the new Empire Hotel were Edward Mahoney and Son architects (of Auckland) who called tenders for the construction of the new hotel. The plans and specifications could be seen at the Provincial Hotel where tenders could be addressed to Mr P Gleeson.⁶⁹ The new hotel would be a handsome building containing 24 bedrooms, six parlours, a large dining room, etc and would "certainly improve the appearance of that

⁶⁰ *Bush Advocate* 18 October 1892.

⁶¹ *Daily Telegraph* 22 February 1893.

⁶² *Hawke's Bay Herald* 11 March 1893.

⁶³ *Hawke's Bay Herald* 12 May 1893

⁶⁴ *Daily Telegraph* 16 April 1894

⁶⁵ *Daily Telegraph* 4 June 1895

⁶⁶ *Hawke's Bay Herald* 5 March 1895

⁶⁷ *Hawke's Bay Herald* 6 June 1899

⁶⁸ *Hawke's Bay Herald* 5 December 1899

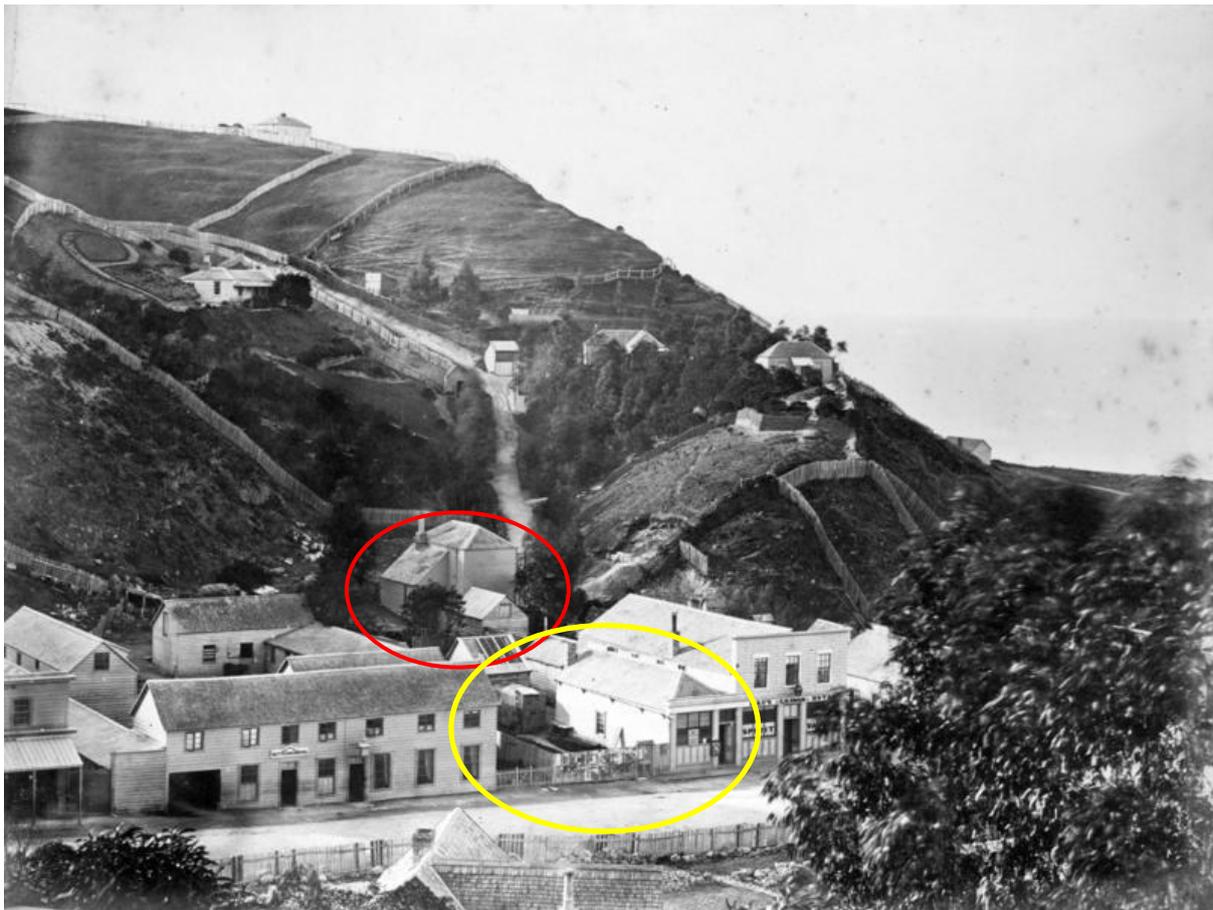
⁶⁹ *Hawke's Bay Herald* 5 April 1900

portion of the town.” Meanwhile the publican, John Smith had secured the premises of Messrs Conroy and Co. in Hastings Street and would be continuing his business there.⁷⁰

In 1900 a court case was held over a brick wall that was built on one side of the Empire Hotel which had not been on the original plans. The case was over whether the extension which was at right angles to the approved portion of the wall, should have been submitted to the building inspector. The magistrate determined that plans and specifications for the extension of the wall were not required and both Mrs Gleeson and the contractor for the new Empire Hotel, John Lynch, were discharged.⁷¹

On 27 April 1900 Montague Lascelles, auctioneer advertised for sale in one lot under instructions from Mr P. Gleeson, a “Building for Removal,” which was the wooden portion of the old Empire Hotel.⁷² This does not appear to be the cottage but the wooden part of the hotel because a few days earlier Gleeson had advertised for tenders to take down and re-erect on Section 32 Colenso Hill the wooden portion of the Empire Hotel.⁷³

The house may have been bought by E.W. Knowles when Mr Lynch was pulling down the old Empire Hotel. Presumably, he also purchased TS 152 about the same time. Knowles is best known as the proprietor of the *Daily Telegraph*, but like many settlers he was mainly involved in commerce, land acquisition and speculation.



⁷⁰ *Hawke's Bay Herald* 6 March 1900

⁷¹ *Hawke's Bay Herald* 20 November 1900

⁷² *Daily Telegraph* 27 April 1900

⁷³ *Hawke's Bay Herald* 12 April 1900

Figure 21 'Scinde Island House' (red) in its original location on the rear of TS 149. Swan's Photographic studio (yellow) Source: MTG Hawke's Bay gifted by Mr P Ashcroft. Refs. 49/109, 1158, Album 5, 80280

E. W. Knowles had for let in 1862, "Bay View Cottage, Marine Parade, a very desirable residence, with good stable." He was also selling good potatoes for 6 shillings a hundred weight from his place in Shakespeare Road.⁷⁴ In 1864 he advertised for sale groceries including tinned game, ale, porter and wine, imported hams and bacon, Hobart Town jams, tea and maize as well as hardware such as galvanised iron guttering and buckets and wooden buckets from his premises in Shakespeare Road.⁷⁵ He also sold clothing, hats, American axes, tobacco, sardines, sperm oil candles, Huntley & Palmers biscuits, rice, sugar, mustard, oil, Hobart timber and kauri timber, among other things.⁷⁶ In 1868 he (and M. Browne) provided sureties to the Licensing Meeting for G.W. Swan of Mac's Hotel and he and J. Le Quesne did the same for John Marshall of the Settlers' Hotel.⁷⁷

By 1881 Knowles had either set himself up as a land agent or owned considerable property to rent—he had to let two building allotments next to the Oddfellows Hall; a building allotment in Tennyson Street; a seven-roomed cottage in Shakespeare Road, for low rent; King's Cottage with 6 rooms in Shakespeare Road and the Bakehouse and shop at Milton Road near to the District School.⁷⁸ Then by 1887 he was well into becoming a property developer. He bought at auction 6 lots of Woodville Suburban Section no. 39 (Lots 1-6) for a total of £550.⁷⁹ The following year he bought two sections in James Street, Westshore: TS 145 for £5 and TS 160, for £8 10s.⁸⁰

J S Blair had taken over E. W. Knowles' wholesale and retail business selling groceries, shoes, and clothing by 1887.⁸¹

The *Cyclopedia of New Zealand* provides a biography of Knowles:

MR E. W. KNOWLES, the Proprietor of the "Daily Telegraph, comes of an old English family settled for many generations in Kent. He was born in the year 1833, at Maidstone, Kent, England, where he was educated. Deciding to try his fortunes in a new country, he left England for New Zealand, landed in Auckland early in 1856, and commenced business in that city. In the following year he proceeded to Hawke's Bay, and from then till 1886 carried on in Napier a wine and spirit business. This he relinquished in the latter year, and he has since given his whole attention to the management of the "Daily Telegraph." Mr. Knowles is an excellent and active businessman, and his beautiful home and grounds on the hill overlooking the town and bay are well-known in the district. He has been connected with the Napier Gas Company from its inception and was for some years its chairman; has been chairman of directors of the North British and Hawke's Bay Freezing Company, Limited, for about fifteen years; is a member of the Chamber of Commerce and is one of the

⁷⁴ *Hawke's Bay Times*, 20 March 1862.

⁷⁵ *Hawke's Bay Times*, 11 March 1864

⁷⁶ *Hawke's Bay Times*, 27 May 1864

⁷⁷ *Hawke's Bay Weekly Times*, 27 April 1868

⁷⁸ *Daily Telegraph*, 29 March 1881.

⁷⁹ *Hawke's Bay Herald* 15 March 1887.

⁸⁰ *Daily Telegraph* 23 May 1888

⁸¹ *Daily Telegraph*, 26 February 1887

directors of the Permanent Building Society. He married a daughter of the late Dr. J. J. Brown, of London, England, and has, surviving, one daughter, who is married to Mr. J. A. Macfarlane, manager of the Maraekakaho station and proprietor of “Ben Lomond” sheep run. Mr. Knowles is largely interested in sheep-farming and is part owner of Waikareao station at Te Aute.⁸²

When E.W. Knowles died his will was contested and it was decided by four judges, with the fifth, Sir Robert Stout dissenting, that the residue of the estate, (being some £49,000) was for benevolent purposes, which was not necessarily a trust for charitable purposes, so it was void. This resulted in the residue of the estate going to the widow and daughter as on an intestacy.⁸³

Notable people: Michael Fitzgerald, George Swan, William Mayo, Martin McNulty, Margaret and Patrick Gleeson, Knowles, D. B. Frame (architect)

Style / Description: The house at 2 Brewster Street is near the bottom of the street, on the outside of a gentle curve, so that it is prominent in the streetscape, especially when coming down the hill. It has a strong street presence, being two storeys high, and with the visual interest of a full width verandah, two storeys high. This has doubled verandah posts, tripled at the corners, with stick work and ‘Union Jack’ balustrading, all of which make a strong geometric pattern. On the first floor, the double-hung sashes have six panes, indicative of an early date, while the joinery below has been modernised.

An architectural drawing of 1903 shows two main rooms downstairs, with kitchen and scullery at the rear, and four small bedrooms with coved ceilings upstairs. One of these rooms is in the two-storey high lean-to on the back of the cottage. This drawing also shows details for a ‘new verandah’, which is the one that exists today, an unusual but carefully worked out design. The toilet was attached to the house at that time but was accessed via an outside door.

The structure is timber-framed and clad in plain lapped weatherboards, with the hipped roof covered in corrugated galvanised steel. There is a small garden and a post and rail fence in front of the house, also the surprise exclamation mark of a large flagpole.

Alterations: Verandah added in 1903; other changes made at that time, and since.

⁸² *Cyclopedia of New Zealand: Hawke's Bay*, 1908, p.365

⁸³ *Hastings Standard* 19 November 1915

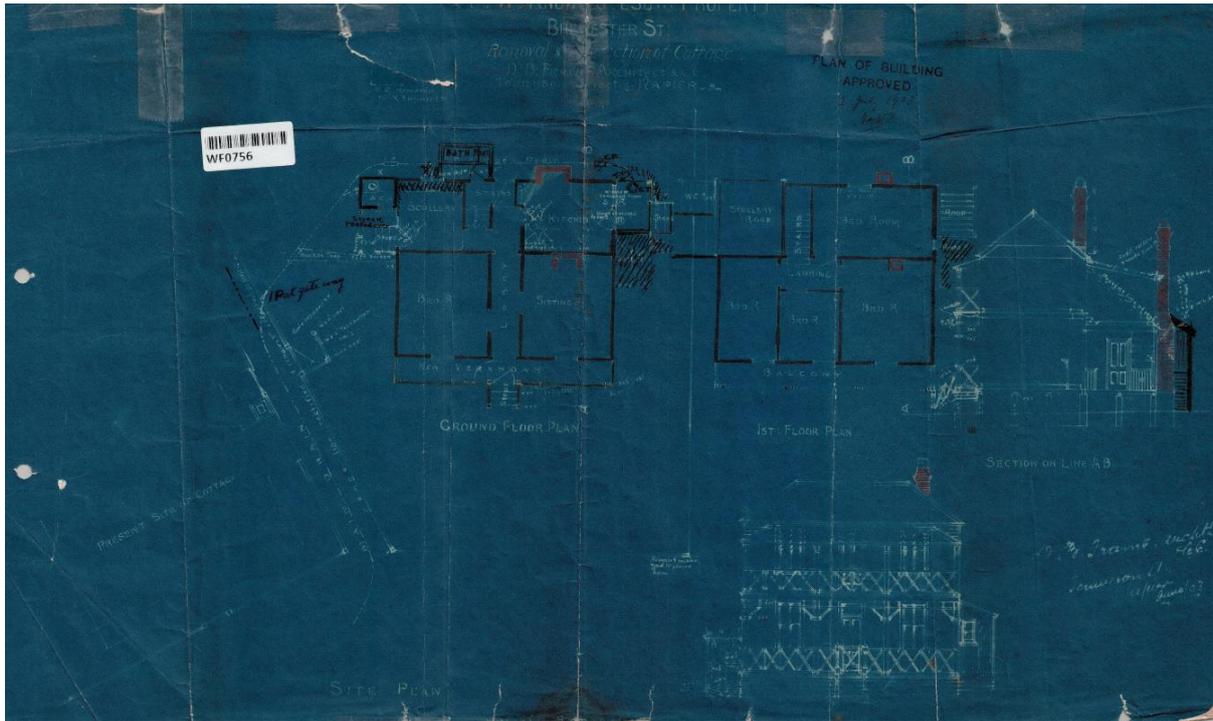


Figure 22 Part of one of the architectural drawings (1903) for renovations and relocation of house.
Source: Napier City Council property file.

Hapu/Iwi:

Cultural connections:

References:

Ancestry.com www.ancestry.com.au

Papers Past www.paperspast.natlib.govt.nz/newspapers

Cyclopedia of New Zealand. 1908. *The Cyclopedia of New Zealand* [Taranaki, Hawke's Bay & Wellington Provincial Districts]. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d18.html>

Mackay, Joseph Angus. *Historic Poverty Bay and the East Coast, N.I., N.Z.* Gisborne: Joseph Angus Mackay, 1949. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-MacHist-t1-body-d19.html>.

Napier City Council Plans in Building File for 2 Brewster Street

Theme: (e.g., settlement, government, economics): Settlement, commerce

Revell, Denis G. 'Marshall, William'. In *Dictionary of New Zealand Biography*, n.d. <https://teara.govt.nz/en/biographies/1m17/marshall-william>

Recommendations: Schedule as Significant

2.4 Brewster Street, no. 19 (Wilkinson Cottage)

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Historic place and archaeological site V21/499

Address: 19 Brewster Street

Legal Description: LOT 11 DDP 427 (CT 78/257)

Construction date: 1860s



Figure 23 19 Brewster Street, part of the front (north-west) elevation facing the street. Source: Chris Cochran May 2019



Figure 24 Extent of 19 Brewster Street, Source: Napier City Council property on-line



Figure 25 Location of 19 Brewster Street Source: Napier City Council property on-line

Architect: Not known, probably not architect designed. **Builder:** Not known.

Original function/use: Residential.

Original owner:

Current use: Residential.

Current owner:

Significance: Aesthetic, architectural, historical, technological.

Summary: An early cottage (1860s/70s), no 19 Brewster Street, has important historic values for its association with people of note including an early settler John Wilkinson and his wife Augusta whose mother lived with them at 19 Brewster Street. Sarah Rochfort was the mother of James Rochfort a well-known surveyor of Hawke's Bay, who was also the executor of Augusta's will and interestingly prepared the Plan of Napier in 1888. This cottage has architectural and technical value as an early cottage, with some original features still intact, and it contributes to group and townscape values in a street that has some heritage interest.

History:

The land on which 19 Brewster street is located was part of Suburban Section 89 which comprised 7 acres and was granted to H.F. Turner, a Captain in the 65th Regiment on 22 September 1859. He had also been granted Town Sections 138 to 141 in Tennyson Street on 8 April 1859.⁸⁴ Captain Turner was wounded at Mahoetahi in 1860, and in 1862 Captain H.F. Turner of the 65th Regiment was appointed Major.⁸⁵ After he purchased the land presumably as a speculation he may have rapidly on-sold it or some of it. In the electoral roll for Hawke's Bay in 1875-6 H.F. Turner of Wellington owned the freehold of Town Sections 138 to 141 Hastings Street, Napier but is not shown as owning SS 89 at that time.⁸⁶



Figure 26 Major Henry Ferdinand Turner, 65th Regiment. Turner is seated and is wearing military uniform. He is holding his 65th Regiment cap on his lap with the number facing the photographer. Turner has signed the original photograph with "Yours truly / H. F. Turner". Turner was wounded on 6 November 1860 at Mahoetahi, a pa site between New Plymouth and Waitara. He was hit in the right cheek with a musket ball. Source: Puke Ariki, ref no. PHO2012-0250 <https://collection.pukeariki.com/objects/161548>

By September 1861 Walter Riddell of Carlton Downs, Mohaka and Robert Riddell of Mohaka were both freeholders of part of Suburban Section 89.⁸⁷ On 14 November 1864 the

⁸⁴ P H E Bloomer Crown Grants File.

⁸⁵ *Hawke's Bay Times*, 29 May 1862.

⁸⁶ www.ancestry.com New Zealand, Electoral Rolls, 1853-1981 [database on-line]. Auckland, New Zealand: BAB microfilming. Microfiche publication, 4032 fiche.

⁸⁷ Papers Past *Hawke's Bay Herald*, 28 September 1861, p. 4

partnership between Robert Riddell and Walter Riddell, Wairoa and Waikokopu, Sheep farmers, under the style of Riddell Brothers, was dissolved by mutual consent. Robert Riddell. Witnesses— George Worgan, Sen., William Attwood.⁸⁸

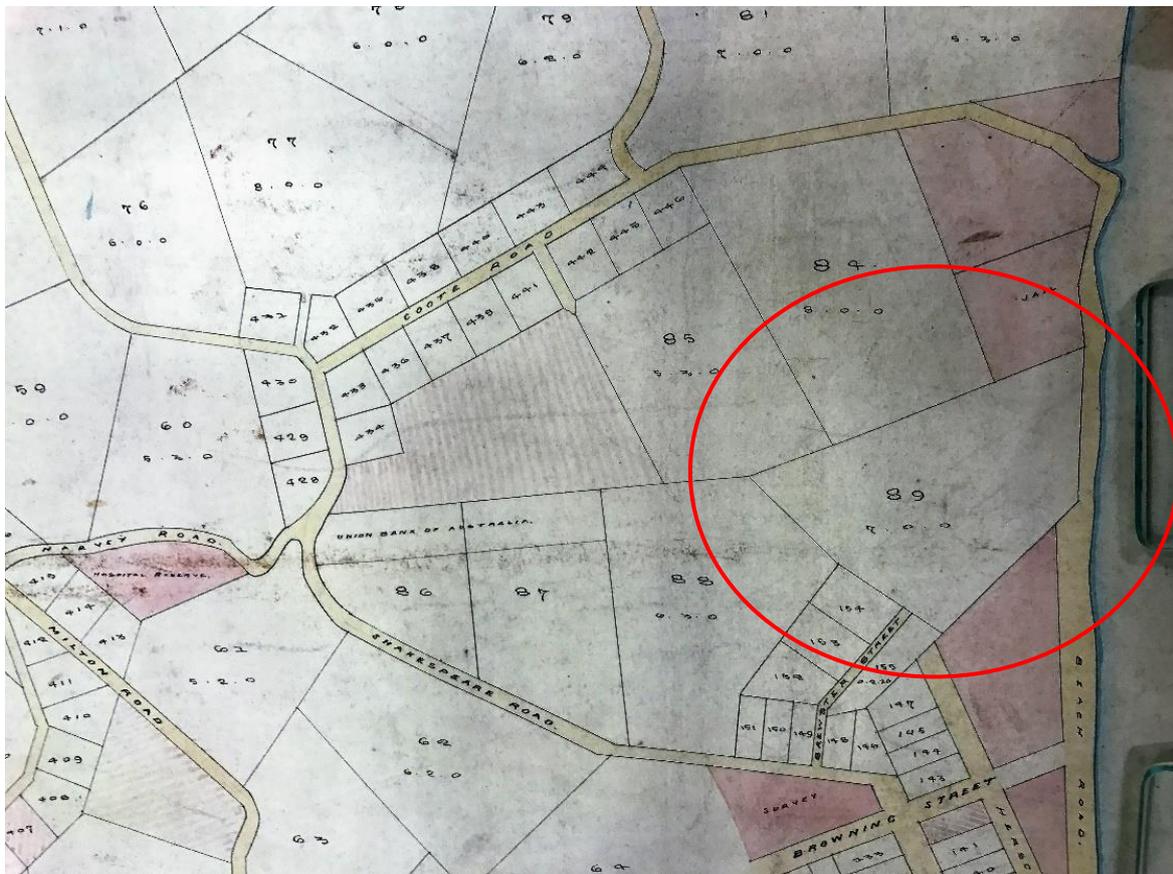


Figure 27 Plan of Town of Napier December 1861, showing SS 89. Triphook & Wright surveyors. Source MTG Hawke's Bay Object nos. 40/101, 5006, 64704

It would appear they owned the land jointly. Robert Riddell and Alexander Allen had farmed Springhill Station at Mohaka from 1859.⁸⁹ On 1 December 1858 Robert Riddell was elected one of the first ten members on the newly formed Hawke's Bay Provincial Council with the first meeting being held on 23 April 1859 in the Golden Fleece Hotel.⁹⁰ In 1861-2 both Robert and Walter were graziers at Mohaka and qualified as jurors for the Province of Hawke's Bay.⁹¹ In the electoral rolls for 1865 for Napier Walter and Robert's claims to vote were on the grounds of having households at Wairoa. Robert had a weatherboard house of twelve rooms worth £800 held in co-partnership with George Worgan at Te Huata, Wairoa.⁹² However, by the October 1865, Robert Riddell, farmer, and storekeeper of Te Huata, Wairoa, was imprisoned for debt. He petitioned the Court, was released, and trustees were appointed to wind up his Estate.⁹³

⁸⁸ Papers Past *Hawke's Bay Times*, 2 December 1864.

⁸⁹ <http://www.angelfire.com/bc/Vincina/runholders.html>

⁹⁰ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Stout79-t28-body-d2-d17.html>

⁹¹ <http://archiver.rootsweb.ancestry.com/th/read/NZ-HAWKES-BAY-N-POVERTY-BAY/2002-08/102860302>

⁹² *Hawke's Bay Times* 12 April 1865

⁹³ *Hawke's Bay Herald*, 24 October 1865

In 1865, SS 89 was subdivided into about 23 separate lots and Brewster Street had been extended up through SS 89 to the newly developed Clyde Road. There was a cottage on this land by the early 1860s that is very similar to the cottage currently at 19 Brewster street and likely to be it. Now the house is almost on the road boundary because the original path has been formed into a roadway. In April 1865 John Wilkinson of Napier had the freehold of part of SS 89 with a house on it.⁹⁴



Figure 28 19 Brewster Street in 1867-1870. Source: MTG Hawke's Bay gifted by Mr P Ashcroft. Refs. 49/109, 1158, Album 5, 80280

In 1865, Wilkinson and H. S. Tiffen, were the churchwardens for St John's church.⁹⁵ In 1884 Augusta Wilkinson aged 46, the widow of the late John Wilkinson, died at her residence in Brewster Street.⁹⁶ Augusta Rochfort, daughter of the late Frank Rochfort of Bayswater Middlesex was married to John Wilkinson, Napier, late of Spring Grove Middlesex, by the Rev. H. M. Turton at Christ Church, Nelson, on 11 May 1861.⁹⁷ In 1862 John Wilkinson was selling milk to the public of Napier.⁹⁸ He was a trustee of the Napier Savings Bank in 1864.⁹⁹ John Wilkinson was gazetted as a Justice of the Peace in 1864.¹⁰⁰ He was the chairman of the committee sending exhibits to the 1865 New Zealand Exhibition in Dunedin.¹⁰¹ In 1870-1 John Wilkinson still owned a portion of SS 89 with a house on it and another part of SS 89

⁹⁴ Electoral roll 1865

⁹⁵ *Hawke's Bay Times* 12 April 1865.

⁹⁶ *Daily Telegraph* 21 November 1884.

⁹⁷ *Hawke's Bay Herald* 1 June 1861.

⁹⁸ *Hawke's Bay Times* 10 April 1862

⁹⁹ *Hawke's Bay Times* 16 September 1864

¹⁰⁰ *Hawke's Bay Times* 24 June 1864

¹⁰¹ *Hawke's Bay Times* 8 April 1864

Marine Parade.¹⁰² John Wilkinson died on 5 April 1873 in England and his wife Augusta and her brother Frank Rochfort were executors of his will. He left £100 to his sister Elizabeth Wilkinson in Spring Grove Middlesex; £100 to Frank Rochfort of Christchurch; £50 to his cousin Elizabeth Frances Bowman, spinster, of Cambridge, England; £50 to his cousin Anne Thwaites, spinster of Amman, Dumfriesshire, Scotland and once all his debts were paid, the rest of his property was to go to his wife Augusta for her sole benefit.¹⁰³

When Augusta died on 20 November 1884 the probate was granted to her brother James Rochfort of Napier, Civil Engineer and Surveyor. The witnesses to the signing of her will were James's wife, Grace Millett Rochfort and Annie Dinwiddie the wife of Peter Dinwiddie of Napier, bookseller. After paying her debts and giving legacies of £100 to her brother Frank Rochfort and Mrs Ferard, the rest of her estate was to be invested to benefit her mother. Following her mother's death, her nieces Ethel Mary Rochfort and Mary Lilian Rochfort were to receive £50 and her godson Ernest Rochfort the [remainder].¹⁰⁴

Augusta's mother, Sarah Rochfort, aged 89, died a few days after her on 4 December 1884.¹⁰⁵ They are buried together in the Old Napier Cemetery. Sarah Rochfort died intestate and left an estate of under £200. Her five sons were: Joseph in Victoria Australia; Walter in London England; Frank in Greymouth, Westland; John in Kihikihi, Auckland; and James who lived in Napier.¹⁰⁶

The Dinwiddie family is strongly associated with Brewster Street and their activities throw some light on the occupants of no.19. In 1875/6 Peter Dinwiddie had a house in Brewster street.¹⁰⁷ John Dinwiddie of Napier, farmer, owned part of SS 78 and TS 147 and TS 155 next door to 19 Brewster Street. His brother Peter owned part of TS 125 in Tennyson Street and part of SS 78.¹⁰⁸ Peter was a stationer and printer. The *Hawke's Bay Herald* Office was also on TS 125. In 1887-8 both John and Peter Dinwiddie were living in Brewster Street.¹⁰⁹

The *Cyclopedia of New Zealand* provides a brief biography of Peter Dinwiddie:

[He] was born in Manchester, England, in the year 1838, and served an apprenticeship in the well-known export warehouse of John Pender and Company, the head of which firm was afterwards knighted for his services in connection with the establishment of the Eastern Cable Company. Mr. Dinwiddie left Home on account of ill health and came out to New Zealand to join a brother who had been in business for some time in the colony. He arrived in Napier in October 1863, and for a short time assisted his brother, Mr. John Dinwiddie, as accountant, and was for a period with Mr. Vautier Janisch, auctioneer and shipping agent. Subsequently he became accountant to Mr. Wood, proprietor of the "Herald," which position he retained until 1871, when, in conjunction with Messrs Carlile and Morrison, he bought the property with which he has ever since been connected. During the native troubles Mr. Dinwiddie saw a good deal of service as a volunteer and holds the New Zealand war medal. Mr. Dinwiddie has at various times been a member of the

¹⁰² Ancestry.co. electoral rolls: 1870-1 Napier.

¹⁰³ Will of John Wilkinson from <https://www.familysearch.org/search/collection/1865481>

¹⁰⁴ Will of Augusta Wilkinson from <https://www.familysearch.org/search/collection/1865481>

¹⁰⁵ Gravestone in Old Napier Cemetery.

¹⁰⁶ Probate records: Sarah Rochfort of Napier widow, from <https://www.familysearch.org/search/collection/1865481>

¹⁰⁷ Electoral roll 1875-6

¹⁰⁸ Electoral rolls 1890.

¹⁰⁹ New Zealand area directories 1887-8

Napier Borough Council and Harbour Board and takes a general interest in commercial matters. He is an ex-president of the North Island Bowling Association, and of the Napier Bowling Club, and still takes a great interest in bowling matters. He married the second daughter of Mr. John McKinnon, of Arapawanui, in 1872, and has four sons and four daughters.¹¹⁰

Peter and Mary Ann Dinwiddie were still living in Brewster street in 1905-6 as were three other Dinwiddies: Mary and Kate (domestic duties) and William (barrister) but not necessarily altogether.¹¹¹

In 1904-6 William Thomas Nelson, who was a draughtsman, was living in 19 Brewster Street.¹¹²

In 1905 Eustace Caleb Haybittle married Adeline May Hall¹¹³ and they lived in Hastings Street.¹¹⁴ By 1907 Eustace Caleb Haybittle was living next door to Peter Dinwiddie in 19 Brewster Street.¹¹⁵

In 1913 Peter Dinwiddie lived next door to Jno Hall who was a postal clerk and lived just before Seaview Terrace – [in no. 19.]¹¹⁶ J.W. Hall, clerk, was living at 19 Brewster Street in 1918 when, as one of the Hawke's Bay reservists, he was called up for service as part of the 10,000 B Class Reservists in April 1918.¹¹⁷

Peter Dinwiddie died in 1918. In 1935 his widow Mary Ann was living at 17 Brewster Street with her daughter Katherine; remarkably, they were still there in 1949.¹¹⁸

¹¹⁰ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d18-d3.html>

¹¹¹ Electoral rolls 1905-6

¹¹² Wise's New Zealand Post office Directory 1904; Electoral rolls 1905-6

¹¹³ New Zealand marriage Index

¹¹⁴ Electoral rolls 1905-6

¹¹⁵ New Zealand area directories 1907

¹¹⁶ New Zealand area directories 1913; 1916

¹¹⁷ Papers Past *Hastings Standard*, 25 April 1918

¹¹⁸ Electoral Rolls 1935; 1949

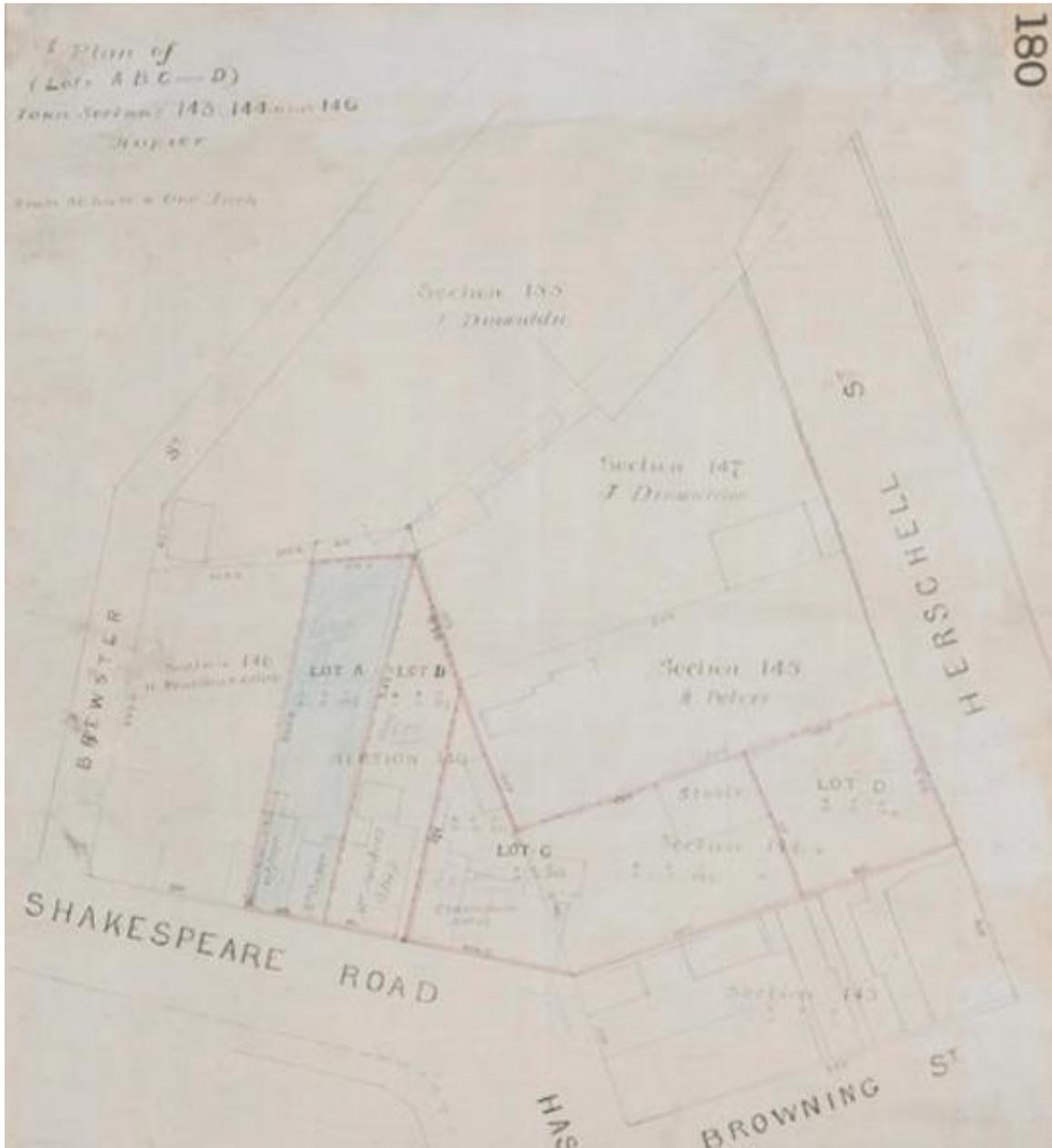


Figure 29 c. 1885 Plan of lots A, B, C, D, town sections 143, 144 and 146, Napier. Land lots and area sizes around Shakespeare Road, Brewster Street, and the Herschell Street area. Lot 155 and 147 are owned by J Dinwiddie, A Peters owns lot 145 and lot 148 is W Reardon's Estate on the corner of Brewster Street and Shakespeare Road. Source: MTG Hawke's Bay Object nos. m74/37/1/180, 74588



Figure 30 Grave of Sarah Rochfort and Augusta Wilkinson. Source: Elizabeth Pishief. September 2019

The land where 19 Brewster Street is located was, at the time of the Koch Plan, 1865, a large trapezium, which has been encircled in red (figure 31).



Figure 31 Part of Plan of Town of Napier 1865. Drawn by August Koch, Lloyd & Wylie Ltd. James Wood. Source MTG Hawke's Bay object nos. 5448, m61/39, 70305

Bowman's plan from the early to mid-1880s shows 19 Brewster Street, still on a sizeable section (figure 32).



Figure 32 Part of Bowman XV c. 1884 showing 19 Brewster Street. Source: MTG Hawke's Bay



Figure 33 Part Town of Napier compiled by James Rochfort, c. 1882 showing SS 89 subdivided into allotments with 19 Brewster Street. Source MTG Hawke's Bay.



Figure 34 Deeds Plan 427 shows a further subdivision of SS 89 and TS 550 into twelve lots. The lots from SS 89 had previously been Lots 11-14; Lots 20-23 and Pt Lots 1-5 shown on Deeds Plan 40. Source: Napier Public Library copy of LINZ microfiche of DDS 427.

Deeds Plan 427 is undated, but it shows Lot 11 the location of 19 Brewster Street in its current form and Seaview Terrace marked out with the lots for the three 2-storeyed houses and the three single storey villas at the top of Seaview steps, which are thought to have been built by mid 1890s. This suggests that the age of Deeds Plan 427 is c. 1890s. In 1891 Baker & Tabuteau, land agents, had building sites for sale in Brewster Street.¹¹⁹

Notable people: John and Augusta Wilkinson, Sarah Rochfort, mother of James Rochfort (well-known surveyor of Hawke’s Bay)

Style/Description: The cottage at 19 Brewster Street has an unusual L-shaped form, with a hipped roof to both arms of the L. On the inside of the L and facing the street there is a verandah with a concave curved roof; it shelters the front door, and two double-hung windows, each sash with six panes. The cladding is plain lapped weatherboards, with solid stops¹²⁰ at the corners, and the roof is corrugated iron. All these features indicate an early date of construction, perhaps the 1860s or even sometime soon after the Crown grant of the land in 1859.

¹¹⁹ *Daily Telegraph* 23 April 1891. p. 3

¹²⁰ A solid stop is a vertical timber member on the corner which the weatherboards butt into.

The verandah continues around the side and rear elevation of the cottage, where it has a straight roof shape. There is an assortment of window styles, indicating later changes, while the windows to the street elevation all now have modern shutters.

There are sheds in the tight back yard, and an ancillary building (no 19A), tall with a gable roof, on the rear (south-east) boundary.

Brewster Street is an interesting lane climbing the hill from Shakespeare Road, with several early buildings; no. 19 is built close to the street, on the corner of Sea View Terrace, and has modest townscape value in this context.

Note: Interior not inspected.

References:

<http://www.angelfire.com/bc/Vincina/runholders.html>

www.ancestry.com

- Electoral rolls: 1870-1 Napier; 1875-6; 1890; 1905-6; 1935; 1949
- New Zealand Area Directories 1887-8; 1907; 1913; 1916
- New Zealand Marriage Index
- Wise's New Zealand Post office Directory 1904

<http://archiver.rootsweb.ancestry.com/th/read/NZ-HAWKES-BAY-N-POVERTY-BAY/2002-08/102860302>

<https://www.familysearch.org/search/collection/1865481>

- Probate records: Sarah Rochfort of Napier widow
- Will of John Wilkinson
- Will of Augusta Wilkinson

Gravestone in Old Napier Cemetery.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d18-d3.html>
Cyclopedia of New Zealand

www.paperspast

- *Daily Telegraph* 21 November 1884
- *Daily Telegraph* 23 April 1891
- *Hastings Standard*, 25 April 1918
- *Hawke's Bay Herald* 1 June 1861.
- *Hawke's Bay Herald*, 28 September 1861, p. 4
- *Hawke's Bay Herald*, 24 October 1865
- *Hawke's Bay Times* 10 April 1862
- *Hawke's Bay Times* 8 April 1864
- *Hawke's Bay Times* 24 June 1864
- *Hawke's Bay Times* 16 September 1864

- *Hawke's Bay Times*, 2 December 1864.
- *Hawke's Bay Times* 12 April 1865

Alterations: Not documented.

Theme (e.g., settlement, government, economics): Settlement

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as significant



Figure 35 North-east side and part of the front elevation of the cottage to Brewster Street.



Figure 36 South-east (rear) elevation Source: Chris Cochran May 2019.

2.5 Browning Street, no. 28: St John the Evangelist/Waiapu Cathedral; Cathedral of Saint John the Evangelist

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): historic place

Address: 28 Browning Street

Legal Description: TN SEC 130, 131, 751, LOT 1 DP 4224, NAPIER (CT 55/62)

Construction date: 1956-1965



Figure 37 View of St John's from the east. Source: Chris Cochran May 2019

Current use: Cathedral

Current owner: The Waiapu Board of Diocesan Trustees

Significance: Aesthetic, architectural, historical, cultural, social, spiritual, technological.

Summary: St John's has extremely high cultural heritage value, since it has deep spiritual roots in the settlement and growth of Napier and Hawkes Bay, and strong social values for many people of the region. It is a significant work of architecture, discarding period styles for an unadorned modernist architecture that was still feeling its way in New Zealand in the 1950s. It is held in high regard in the city and has high townscape / landmark value.

History:

The site of Napier was purchased from the Maori owners in 1851 as part of the purchase of the Ahuriri Block of 265,000 acres, which included Mataruahou (Napier Hill, Scinde Island). Later, in 1855, Tareha was paid an additional £50 plus two town sections, for the 640-acre Mataruahou. The township was surveyed in 1852 and 1854 but the first sale of town sections did not occur until 5 April 1855.¹²¹ This delay appears to be because of Dr Featherston's reluctance to encourage outlying towns that would take population and revenue away from Wellington. However finally, 108 lots were offered - consisting of 36 quarter-acre sections on Meeanee Spit, 58 quarter-acre Scinde Island sections and 14 suburban sections over the harbour. The second sale in 1856 attracted less interest.¹²²

Selwyn, the Bishop of New Zealand bought land on Napier Terrace¹²³ on 13 April 1860¹²⁴: Town Sections 402-410 and Suburban Sections 32, 49-53. Town Sections 125 and 129 were granted to William Marshall on the 8 April 1859. Robert Hart, solicitor was granted Town Sections 130 to 132 on 8 April 1859 and Town Section 133 on 1 July 1859. George Hart, gentleman, obtained Town Sections 134 and 135 on 8 April 1859 and John Curling was granted Town Sections 136 and 137 on 13 April 1860¹²⁵ at the same sale as when Bishop Selwyn was granted the land on Napier Terrace.

The first report of a meeting regarding the establishment of an Anglican Church building for the settlers in Hawke's Bay may be found in the pages of the *New Zealand Spectator*. Bishop Selwyn arrived in Napier on the Saturday before 22 January 1856, took Divine Service in the School room on the Sunday, and on the Monday met with the settlers to discuss matters connected with the Church in the district. The Bishop pointed out that it was necessary for the members of the Church to provide support for their ministers as the aid that had formerly been granted from Britain had been withdrawn. He offered £100 out of funds to enable the settlers to buy land for a church, burial ground, parsonage etc., at the next sale of Government land in February, and a large site of 26¾ acres was decided upon. Mr Seed and Mr Sealy were appointed to undertake the purchase and a committee was set up to work towards establishing a Church.¹²⁶

¹²¹ Campbell, 1975. *Footsteps along the Shore* Napier: Napier City Council. pp. 4 & 6.

¹²² Campbell, 1975, p. 6.

¹²³ A M Andersen, 1960, p. 41.

¹²⁴ Peter Bloomer, Crown Grant Index: Napier Township, p. 1.

¹²⁵ Peter Bloomer, Crown Grant Index: Napier Township, p. 8.

¹²⁶ Andersen, 1960, pp. 41-2.

On 20 April 1856 William Seed wrote to Selwyn saying that he and Mr Sealy had “purchased at the Government Auction Sale the Sections of Town and Suburban land which were pointed out as the most favourable for a Church, Parsonage, Schoolhouse &c. at Napier.” They managed to procure “Government Scrip in exchange for the cash on terms which enabled us to purchase about 25 per cent more land for the £100,” given to them by Selwyn and to secure it at the upset price as no one competed against them.

In 1858 Hawke’s Bay became part of the newly constituted Diocese of Wellington with Charles Abraham, a close friend of Selwyn’s, being the first Bishop.¹²⁷ At the first General Synod in New Zealand in Wellington William Williams was consecrated the Bishop of Waiapu, [encompassing the East Coast] during a service held in St Peter’s Church on Sunday 3 April 1859.¹²⁸ In 1867 Hawke’s Bay was added to the Diocese of Waiapu¹²⁹ and Napier became the seat of the Bishop.

On 2 April 1859, the day before Williams was consecrated Bishop, an advertisement had appeared in the *Hawke’s Bay Herald* offering £10 to the person who submitted the best plan for an Episcopalian Chapel of wood, with steeple, and bell tower to be built in Napier. The building was to hold 250 people, to cost no more than £500 and be designed in such a way as to enable future enlargement.¹³⁰

In June 1859, the Rev. Harry Woodford St Hill arrived to take up the position as first incumbent. He took his first service in the Schoolhouse on 26 June 1859. However, as the financial situation was tenuous and there was no church or vicarage, and as he wanted to marry, he returned to Wellington until 1860, by which time the Church Committee had purchased land and a house from James Anderson. This was Town Section 129 situated between the Herald Office, Tennyson Street, and the Land Office. The small house on the land was put in order, to serve as a vicarage.

The sale was conditional on double access being granted. There was access onto Browning Street but a second one was achieved by means of an 8-foot-wide private road along the eastern frontage of Town Section 129 to Tennyson Street thus forming Church Lane. Church Lane was widened considerably after the Earthquake of 1931 because the Commissioners realised the need to enable wheeled traffic and the importance of providing a fire break.¹³¹ The land and house cost £650, with £50 required as a cash deposit, £200 in 12 months-time and the balance of £400 was to remain for five years. The latter two sums bore interest at 10 % per annum and were secured by a mortgage on the house and land except for the portion of land where the Church was to be erected and access to the Church.¹³²

On 28 July 1860 tenders were called on the plans for the Church prepared by Mr Bousefield. However, the price was too high, and the plans were amended and a building 40 x 23 feet with a 14-foot stud without a steeple or bell tower was requested. Messrs Barry and McSweeney won the tender for £460.¹³³ The final plan was drawn by E G Wright Esq. C.E.

¹²⁷ Andersen, 1960, p. 45 (*Hawke’s Bay Herald*, 27 September 1858)

¹²⁸ Andersen, 1960, pp. 48-49

¹²⁹ Frances Porter. 1974. *The Turanga Journals, New Zealand 1840-1850*, Wellington: The Williams Family, Price Milburn, Victoria University Press, p. 601.

¹³⁰ Andersen 1960, p. 50

¹³¹ Andersen, 1960, p. 52.

¹³² Andersen, 1960, p. 52.

¹³³ Andersen, 1960, p. 53.

The dimensions were: main building: 45 x 23 feet, chancel: 13 x 10 feet with a 10-foot stud, porch: 9 x 6 feet with 10-foot stud; height to ridge 30- feet, open Gothic roof. The Church could seat 153 and cost about £400, exclusive of site.¹³⁴ Building began on 11 May 1861¹³⁵ and by 3 August the frame was up but work stopped – it is thought because of lack of timber - most of the timber for building in Napier at that time came from north Auckland. Tenders for lining the Church were called on 28 October, but the Church was not ready for Divine Service until 2 March 1862.¹³⁶

In June 1862, the old Maori Mission Chapel between Clive and the bridge over the Waitangi was destroyed by fire.¹³⁷ On 18 October 1862 Napier was constituted a parish with boundaries extending to Clive, although until 1874 the parish included the districts of Havelock North, Clive, Meeanee and Puketapu.¹³⁸

On 1 February 1863, the Church was consecrated by the Right Reverend Bishop Abraham and named St John the Evangelist. The vicarage was enlarged after the Rev. Lemuel Saywell and his family arrived in October 1864.¹³⁹ At the end of 1864 it was considered necessary to enlarge the Church and Charles Mogridge's tender of £411 was accepted. While alterations were in progress services were again held in the Provincial Council Chamber. By the terms of the contract the alterations were to be completed by April 1865.¹⁴⁰

By 1873 further extensions to the Church were needed, but as a school room was equally necessary it was decided to purchase three sections from the Hon. Robert Hart, a solicitor of Wellington. These were Town Sections 130, 131 and 132, each was quarter of an acre and the three were purchased for a total of £300.¹⁴¹ Various difficulties intervened with these plans and it was not until the Rev. de Berdt Hovell arrived to fill the vacancy in the Church on 4 July 1878 that St John's "entered into a period of progress and contentment".¹⁴² Hovell pointed out that the situation of the Parish was most discouraging – the only buildings were an unattractive wooden church and a damp unsuitable vicarage, there was no Sunday school, only thirty communicants in the whole of Napier and a debt of £1300.¹⁴³

The land on which St John's is located is the southern part of Town Section 132, with small areas of Town Section 131 and Town Section 134. Town Sections 125 and 129 had been granted to William Marshall on the 8 April 1859. Robert Hart, solicitor was granted Town Sections 130 to 132 on 8 April 1859 and Town Section 133 on 1 July 1859 and George Hart, gentleman, obtained Town Sections 134 and 135 on 8 April 1859.¹⁴⁴

¹³⁴ Andersen, 1960, p. 60.

¹³⁵ Andersen, 1960, p. 54.

¹³⁶ Andersen, 1960, p. 59.

¹³⁷ Andersen, 1960, p. 61.

¹³⁸ Andersen, 1960, p. 63.

¹³⁹ Andersen, 1960, p. 62.

¹⁴⁰ Andersen, 1960, p. 63.

¹⁴¹ Andersen, 1960, p. 70.

¹⁴² Andersen, 1960, p. 74.

¹⁴³ Andersen, 1961, p. 74.

¹⁴⁴ Peter Bloomer, Crown Grant Index: Napier Township, p. 8.

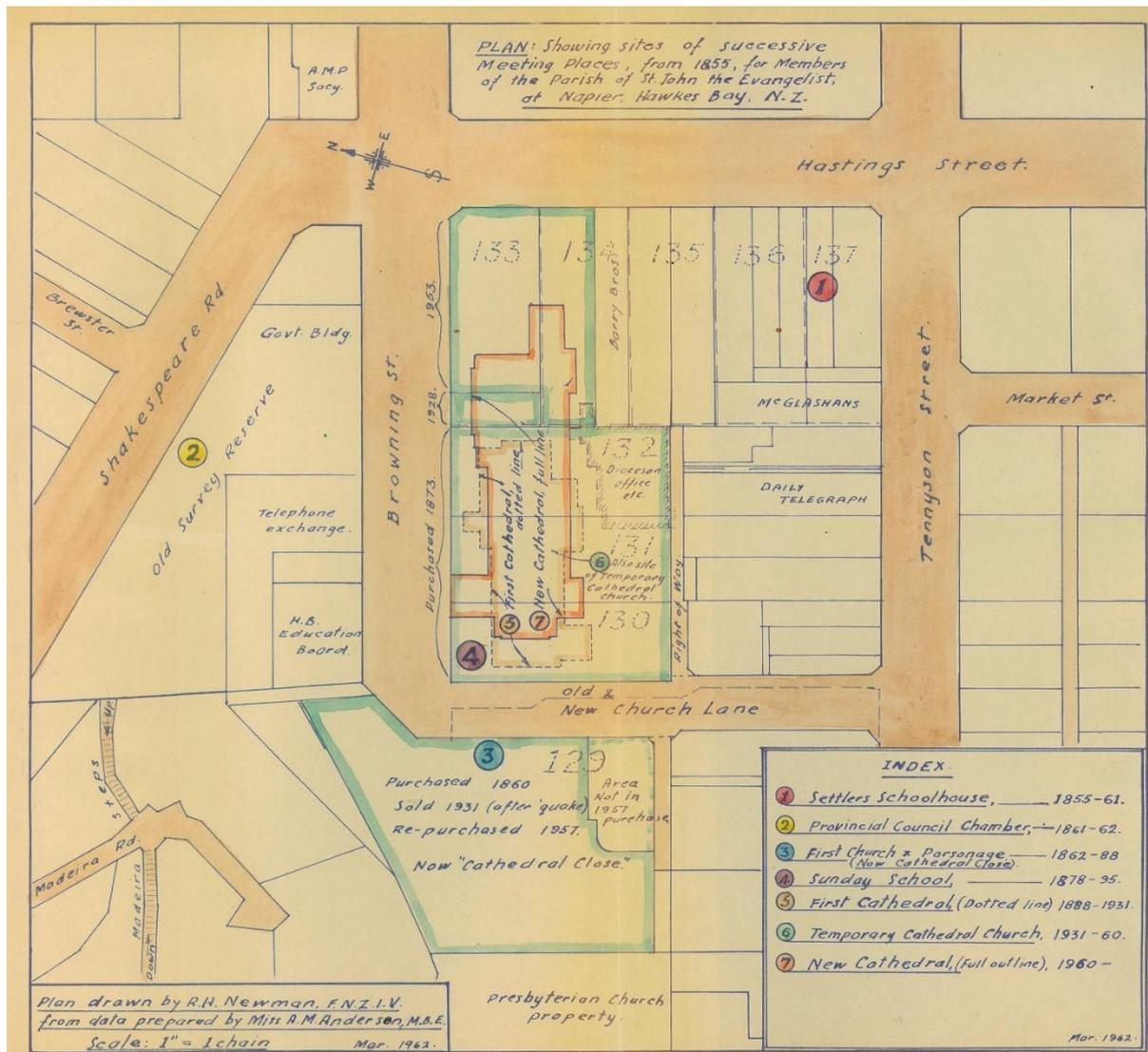


Figure 40 Plan of Land with Town Sections, and buildings drawn by RH Newman from data prepared by Miss A.M. Anderson. Source: Waiapu Diocese Archives, Bell Tower, Annals of the Cathedral Parish compiled by A M Anderson, 1960.

The first photograph of the area was taken probably between late 1862 and late 1864 (figures 40a and 40b). Ferrer's Golden Fleece Hotel has been burnt (4 April 1862), but the other buildings that were also destroyed in the fire have been replaced. St John's Church at the end of Browning Street has not yet been enlarged and there is no evidence of the extensions that were completed by April 1865 being undertaken. The land in question is approximately within the fenced area to the rear, east of the small building (Stables) located on the block. The land appears to be in grass.

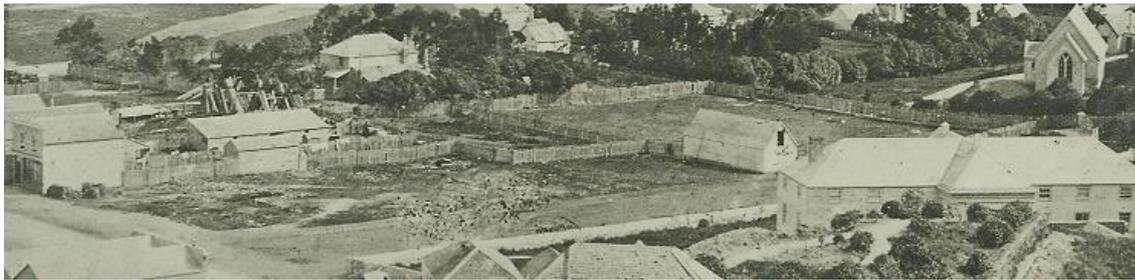


Figure 41(a) Panorama of Napier looking south from the Hill. 1860s; 40 (b) site of Cathedral: Source: MTG Hawke's Bay Object No. 2798

Figure 41 is a panorama that shows the land with the Bank of New Zealand, the stables and the St John's Church with its first extension. This photograph is dated between 1862-1874 but is perhaps about 1866/7. By 1866 the Bank of New Zealand had been erected on the site of the former Ferrer's Golden Fleece Hotel beside the two small buildings in Hastings Street.



Figure 42 Overlooking the town of Napier, with Hastings Street and the Bank of New Zealand building in the centre; Valentine & Son Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1892, 77442.

By the 1870s the erection of a Sunday school was considered urgent because there were 95 boys and 85 girls, and four teachers registered, with an average attendance of 105. In 1873 three sections from the Hon. Robert Hart, a solicitor of Wellington, were purchased a total of £300, to enable a school room to be built. These were Town Sections 130, 131 and 132, each was quarter of an acre. The 'Schoolroom' was built in 1878 at a cost of £700 on the western end of the site. Seven years later in 1886 it was moved across the section to the southern end of TS 132, the site of the former Diocesan Offices and Synod Hall,¹⁴⁵ now demolished.

It appears Mountfort's first commission for St John's was drawing the plans for the Sunday school, which he donated to the parish.¹⁴⁶ Mountfort was next asked to provide plans for enlarging the Church by adding a chancel and an organ. His plans resulted in "a beautiful apse on the plain little church of 1862."¹⁴⁷ The extensions were completed in 1880 and the new portion was consecrated in July 1881, but it was to have only a short life because a new brick Cathedral designed by Mountfort was proposed for the site encompassing TS 130, TS 131, and TS 132.



Figure 43 Showing Sunday school opposite the wooden church with Mountfort's chancel. Source: MTG Hawke's Bay, Object Nos. 56/28, 2014, 80295

At the end of 1885 (17 December) the Vicar suggested to the Parish his idea for a brick and stone church to be located on the land in Browning Street and Church Lane. Mr Mountfort

¹⁴⁵ Andersen, 1960, pp. 74-75.

¹⁴⁶ Diocese of Waiapu Statistical Returns for Year ending 30 June 1879 in *Proceedings of Eighth Synod of Diocese of Waiapu held at Napier, October 1879*.

¹⁴⁷ Andersen, 1960, p. 75.

was commissioned to prepare the plans. “He was a man deeply imbued with the spirit of Gothic architecture. Among many beautiful buildings designed by him is his masterpiece, the Provincial Council Chamber on the banks of the Avon, Christchurch.”¹⁴⁸ The plans were accepted in July 1886.¹⁴⁹

The foundation stone for the new church was laid on 29 September 1886: “The foundation stone of the new St John’s Church was laid yesterday by the Bishop of Waiapu, the proceedings being conducted with great ceremony. ... Shortly after 3 o’clock the procession proceeded from the St John’s schoolroom to the site.”¹⁵⁰

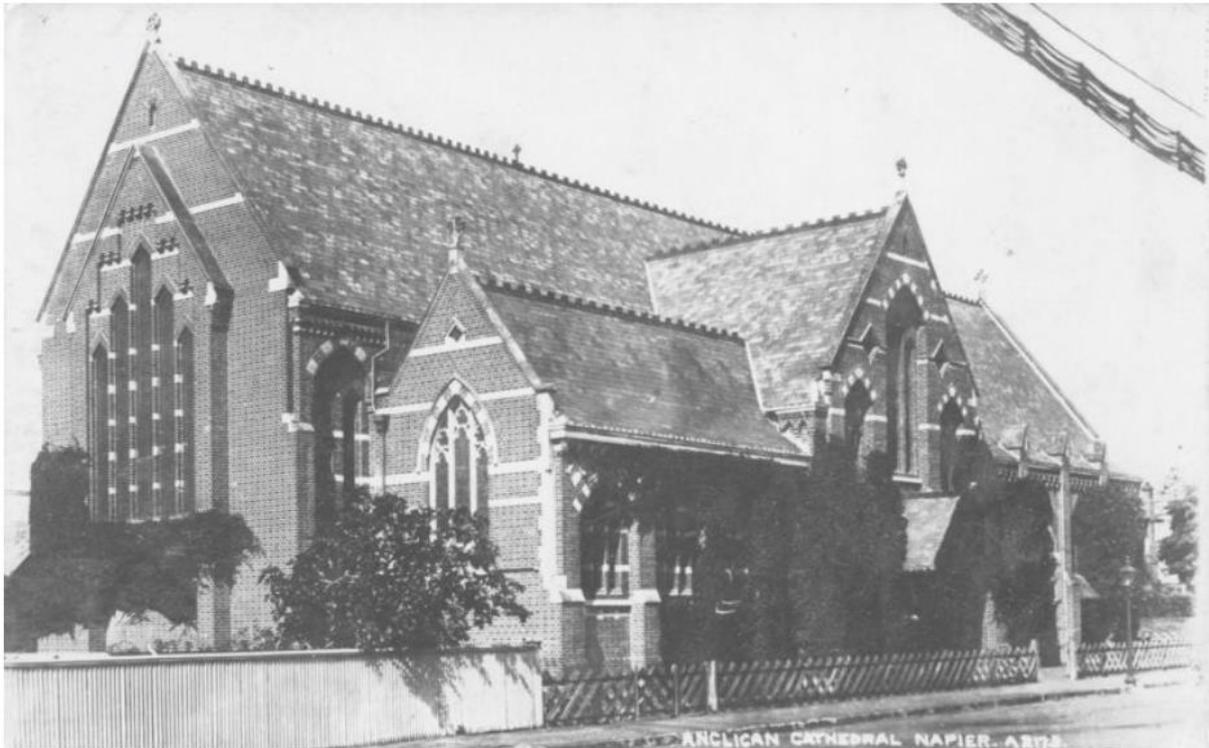


Figure 44 Postcard featuring a photograph of an exterior view of St John's Anglican Cathedral, Napier. The photograph has been taken from Browning Street. The altar window can be seen on the left. Source: MTG Hawke’s Bay Object Nos. m90/36, 7261, 80546

The Cathedral Church was consecrated by the Bishop of Waiapu on 20 December 1888.¹⁵¹ In 1889 the twenty-six-year-old church was dismantled. The Chancel and organ chamber were attached to the side chapel in Edwardes Street, now owned by Dunstalls Funeral Services who demolished this part of the building. Some of the transept windows were given to the Wairoa church. ... The nave was sold and is still in use as a residence in Harvey Road, Napier (1960).¹⁵² In 1902 the memorial chapel to Bishop William Williams, which had been in the original plan, was built. The foundation stone had been laid at the same time as the stone for the Cathedral. The

¹⁴⁸ Andersen, 1960, p. 76.

¹⁴⁹ Ibid.

¹⁵⁰ *Hawke’s Bay Herald*, 30 September 1886, p. 2.

¹⁵¹ Andersen, 1960, p. 78.

¹⁵² Andersen, 1960, p. 79.

chapel was erected on the north east corner of the Cathedral and appears to have cost approximately £1000.¹⁵³

The Mountfort-designed brick and stone Cathedral was destroyed by the earthquake on 3 February 1931 and the Diocesan Offices and Synod Hall were severely damaged. Two lives were lost in the cathedral because of the 1931 earthquake. Edith Barry was trapped beneath fallen beams and her death was assisted as flames from the post-earthquake conflagration approached the building. Kate Williams died the following day of injuries sustained in the quake.¹⁵⁴

Following the destruction of the first cathedral a temporary building was erected on the site, standing from 1931 until it was closed in 1960.¹⁵⁵ In 1950 the Cathedral Rebuilding Fund was established to raise funds and to plan for the new building. A section on the corner of Browning Street and Hastings Street was purchased from the government to provide a larger site enabling the work to progress. A Bishop's Fighting Fund was established to raise £20,000 per annum for the next five years with 60% going to the cathedral and the other money going to cathedral extension and the provision of old peoples' home. The fund closed in 1957 because it had not reached its target and each parish was tending to raise funds for its own projects.¹⁵⁶

R. S. D. Harman was appointed Diocesan Architect and invited to provide sketch plans. But following his untimely death in 1953, Kingwell Malcolm of Malcolm and Sweet, Napier, was asked to draw up a full set of working plans, which were modified until a contract was let in 1956 to build on the site, while retaining the existing wooden building for as long as possible. The new Cathedral was built over the top of this building. By early 1960 the nave was completed with funds raised from parishioners by the issue of debentures. The nave was dedicated for use on 24 February.¹⁵⁷

¹⁵³ Andersen, 1960, p. 83

¹⁵⁴ Grant, S. W. 1986. *The Resurrection and the Life: a centennial history of the cathedrals of St John the Evangelist 1886–1986*. p 20

¹⁵⁵ Grant, 1986, p. 28

¹⁵⁶ Bluck, John (ed). 2009. *The Gift Endures A New History of the Waiapu Diocese*, p. 145

¹⁵⁷ Bluck, (ed). 2009, p. 145

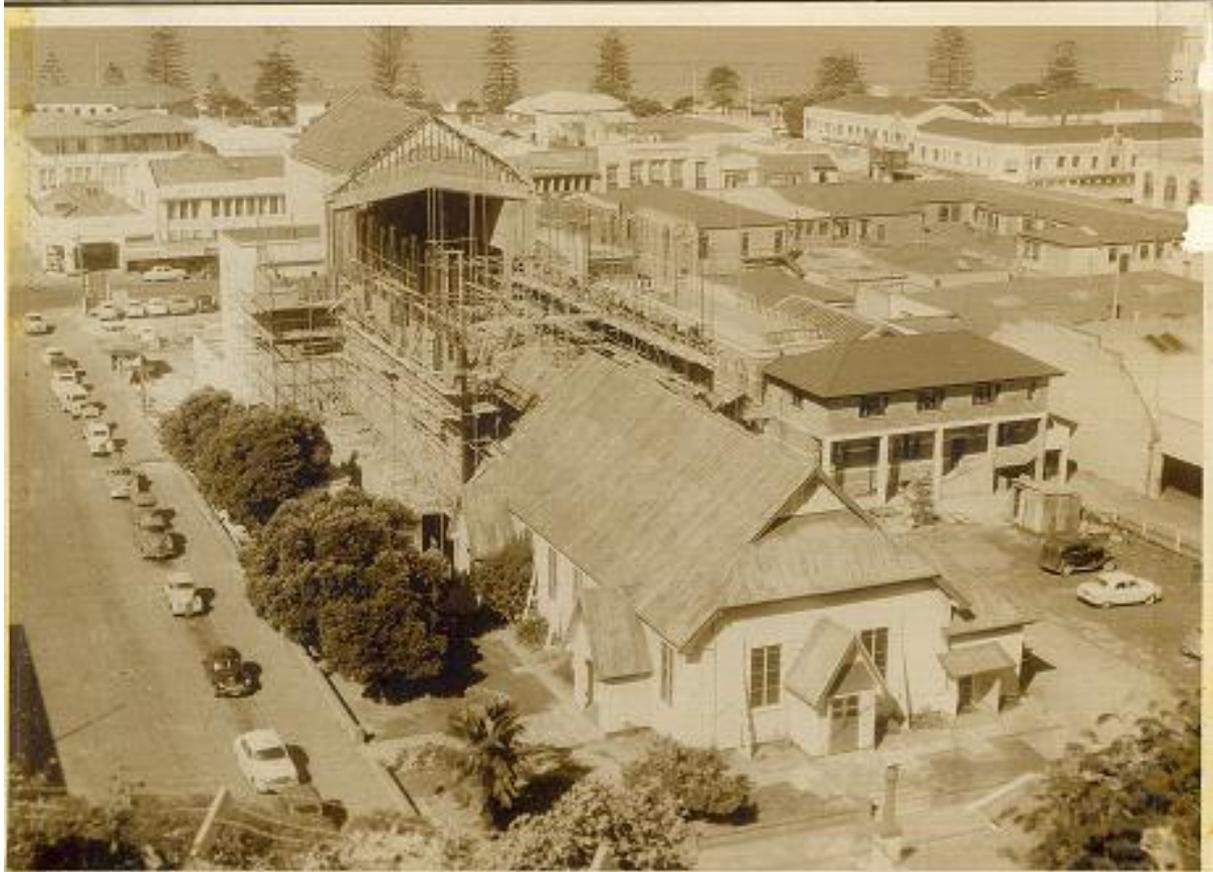


Figure 45 View showing building of new Cathedral c. 1957-60. Source: Parish Archives, held Waiapu Cathedral, Browning Street, Napier

The construction of the new cathedral was difficult because new skills in both concrete moulding and stained-glass work had to be imported or learnt on site — always with an eye on the budget. The completion of the nave by 1960 is a tribute to architect Kingwell Malcolm and Dean Osborne Gibson who led a team of hardworking and dedicated workers.

Waiapu Cathedral was only the second cathedral after Christ Church in Canterbury to be completed entirely in the Province of New Zealand and Waiapu completed this twice within 70 years. The completed and debt-free Cathedral was consecrated on 8 October 1967. The Most Reverend N.A. lesser the Primate of New Zealand, performed the ancient service of consecration intoning the words “Let Thine eye, O Lord, be continually upon this house which we would consecrate to Thee.” Dr Lesser then knocked on the door of the main northern threshold three times before admission was granted. t the third knock the question was asked from within. “Who is the King of Glory?” The Primate answered: “The lord of Hosts. He is the King of Glory.” The church wardens then opened the doors.¹⁵⁸ A poem and a hymn were especially composed by Dr Lesser, who had hoped for a poem from the Poet Laureate, John Masefield, but his health was failing, and he was unable to write.

The second half of the 1960s saw a greater use of the cathedral by the wider Napier community. The Dean of Waiapu The Very Reverend H.A. Childs was a prime instigator of the various uses of the Cathedral, but although his innovation and views did not please

¹⁵⁸ S.W. Grant, 1986. *The Resurrection and the Life: A Centennial History of St John the Evangelist 1886-1986 Diocese of Waiapu, Napier, New Zealand*, p. 36

everyone the community at large enjoyed participating in the many services and events organised. He said about the cathedral:

It is in a very real sense a temple of all churches, a civic shrine, a community church, a public sanctuary and the more it can become involved with the community socially and culturally, as well as spiritually, the more truly it fulfils its functions as a Cathedral, the more fully it serves the purpose of true religion.¹⁵⁹

A later Bishop also said: “Cathedrals in New Zealand sometimes struggle to find a significant role within the wider diocese yet there did not seem to be much hesitation in continuing the development of this grand new building to serve as Waiapu’s symbol of unity and inspiration for the parishes.”¹⁶⁰

In 1971 Dr Norman Lesser retired. During his episcopate, the second Cathedral of St John the evangelist had been founded, built, and paid for — a record which is unique in New Zealand. The inspiration of Norman Lesser undoubtedly contributed to this remarkable achievement.¹⁶¹

In 1974 the altar was moved forward to a circular sanctuary from its original east wall position. The Maori Memorial Chapel was re-sited in the previous sanctuary and the original chapel converted to a two storied Diocesan Centre. Mr Martin Yeoman, Napier, was the architect and the builders were J.C. Mackersey Ltd. In 2005 the last three windows were installed finally completing the building.¹⁶²

St John's Cathedral hosts a choir, and one of the finest pipe organs in New Zealand, which has recently undergone a complete restoration. It is the fifth organ on the site, and has received a major re-build by the South Island Organ Company in 2012/3. The organ, featuring more than 3700 pipes, is now the largest church organ in New Zealand. Gary Bowler, who was New Zealand’s longest serving Anglican cathedral organist, served as Director of Music from April 1981 to December 2014. Mr James Mist took up the position of Director of Music in July 2015 but left early in 2017.

The Waiapu Cathedral of Saint John the Evangelist, Napier, is the formal name of the Cathedral of the Diocese of Waiapu. It is more commonly called either Waiapu Cathedral; St John's Cathedral, Napier; or Napier Cathedral. It has the unusual distinction of hosting the cathedra of both the Bishop of Waiapu and of Te Pihopa o Aotearoa/Bishop of Aotearoa.

Notable people:

- Dean Gibson,
- Kingwell Malcolm
- Archbishop Norman Lesser
- Gary Bowler

Theme: Religion, ecclesiastical, community, society

Hapu/Iwi: Congregation of Te Pihopa o Aotearoa/Bishop of Aotearoa

¹⁵⁹ Grant, 1986, p. 37

¹⁶⁰ Bluck, 2009, p. 146

¹⁶¹ Grant, 1986, p. 37

¹⁶² <https://www.napiercathedral.org.nz/history.php>

Cultural connections:

Architectural style/description: St John's Cathedral is a landmark in the Napier townscape, occupying an open site in Tennyson Street adjacent to the intersection of Hastings Street and Shakespeare Road. Its impressive form, and its tall square tower gives it an extraordinarily strong presence on the northern fringe of the CBD. The Cathedral is increasingly recognised as a fine example of modernist architecture.

The building breaks with tradition in showing very few signs of Gothic or Classical precedents, being built at a time (in the late 1950s) when modernism had taken firm hold in New Zealand. There is tradition in the general plan form of the building – it has a long narrow nave, oriented east-west, a chancel at the eastern end, a powerful vertical element in the tower set on the northern side by the main entrance – yet these elements are entirely devoid of decoration. The finish is smooth in-situ concrete, marked out in squares and painted cream, with tall narrow windows lighting the interior; there are circular windows in the eastern ends of the nave and chancel. The gable roofs of the nave and chancel, and the flat roofs of the tower and other ancillary parts, give the church a strong geometric quality; the interplay of these shapes, the patterning of the openings, the play of light and shadow, give the building the quality of a wonderful piece of sculpture.

The simplicity of the exterior carries through into an interior that has a soaring, beautifully lit quality. The progression along the nave is marked by the concrete portal frames that stand proud of the walls and ceiling, neatly dividing the space into bays, with a tall narrow window to each bay of the walls and a 'coffered' pattern to each bay of the ceiling. The focus of the nave and chancel is a plain wall with a rose (or wheel) window high up in the gable with a cross below, while the opposing wall at the western end has thoroughly modern coloured glass in an abstract pattern. The side aisles, timber pews and red carpet hark back to more traditional Anglican architecture. The warmth of the timber of the pews and the red-carpet contrast with the cool off-white of the walls and pale blue of the ceiling.

References:

Archives of Waiapu Diocese

- Anderson, A.M. 1960. *Annals of the Cathedral Parish*, Typescript, copies held in Diocesan Archives, Bell Tower, Waiapu Cathedral and Parish Archives, (held in room at rear of Waiapu Cathedral), Browning Street, Napier.
- Diocese of Waiapu Statistical Returns for Year ending 30 June 1879 in *Proceedings of Eighth Synod of Diocese of Waiapu held at Napier, October 1879*.
- Plans of Cathedral in Drawer in Bell Tower.

Bloomer, P.H.E., n.d. Crown Grant Index: Napier Township. Typescript held by Elizabeth Pishief.

Bluck, John (ed). 2009. *The Gift Endures A New History of the Waiapu Diocese*.

Campbell, 1975. *Footsteps along the Shore* Napier: Napier City Council.

Grant, S. W. 1986. *The Resurrection and the Life: a centennial history of the cathedrals of St John the Evangelist 1886–1986*.

Porter, Frances.1974. *The Turanga Journals, New Zealand 1840-1850*, Wellington: The Williams Family, Price Milburn, Victoria University Press.

Waiapu Cathedral of Saint John the Evangelist. 'History of the Cathedral'. Accessed 4 May 2019. <https://www.napiercathedral.org.nz/history.php>

Papers Past

- *Hawke's Bay Herald*, 27 September 1858
- *Hawke's Bay Herald*, 30 September 1886

Recommendations: Schedule as Outstanding



Figure 46 View to the east, towards the chancel. Source: Chris Cochran May 2019

2.6 Browning Street, no. 21: Selwyn's Rock

Schedule number:

NCC Heritage Group:

Type of site: archaeological site, historic place

Address: 21 Browning Street

Legal Description: Section 2 SO 9738 CT: M2/1118

Construction date: 1919

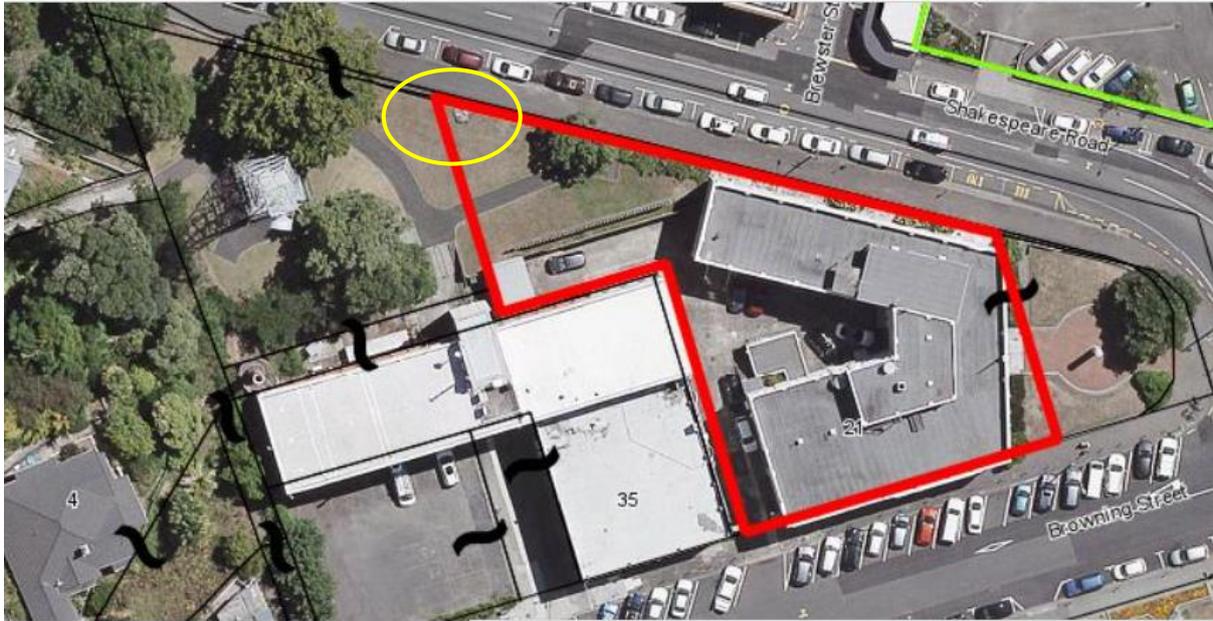


Figure 47. Location of Selwyn's Rock on Shakespeare Road Source: Napier City Council Property-on-line

Architect/designer:

Builder:

Original function/use:

Original owner:

Current use:

Current owner:

Significance:

History:

The inscription on the marble plaque fixed to the rock states that:

“The Rt. Rev. George Augustus Selwyn D.D. first Bishop of New Zealand preached from this rock November 1844.”

The plaque was unveiled on the present site on 10 May 1919 by the Bishop of Christchurch, the Right Reverend Churchill Julius D.D. who was in Napier presiding at the 21st General Anglican Synod. As recorded in his Journals Selwyn's visits to Ahuriri Hawke's Bay were in

November 1842 and not again until 1846 and 1853. Bishop Selwyn, according to his diary, was at Waimate, Bay of Islands in November 1844.¹⁶³

The first published rebuttal of the accuracy of the information on the tablet on the stone in the Government Lawn comes from William Dinwiddie in his *Old Hawke's Bay Part II Some Stray Notes: The Provincial Days*, published in 1921, but which had been read, as two papers, to the Hawke's Bay Philosophical Institute prior to this date. In this book Dinwiddie says on page 43:

The Bishop opened St John's Church February 1863. It may be noted here that there is no foundation for the inscription on the so-called "Selwyn Stone" in the Government Lawn, Napier.

Unfortunately, Dinwiddie does not elaborate further on this comment.

Russell Duncan another local historian (and the benefactor of the Hawke's Bay Museum library) does explain his objections more fully. "There is no sure photographic evidence that the rock was in existence at the time of any of Selwyn's visits to Napier, but the area of the Government Lawn was strewn with rocks and walls were made from them."¹⁶⁴



Figure 48 View of Shakespeare Road c. 1867 Source: MTG Hawke's Bay Object No. 1158

¹⁶³ Notes from Peggy Higgins, New Zealand Historic Places Trust Hawke's Bay branch.

¹⁶⁴ Notes from Elizabeth Pishief.



Figure 49 Portion of No. 1158 showing rocks in vicinity of Government Lawn.

A later photograph of the Government Lawn may show the rock; it is in approximately the correct position—just showing at the bottom right-hand corner of the photograph – above the fence, below the Lands Office on the little knoll.



Figure 50 The photograph is taken above Shakespeare Road in Napier looking towards Cape Kidnappers. The large building behind the picket fence is the Provincial Council Chambers. C. 1875. Photographer A. Allrich. Source: MTG Hawke's Bay Object nos. 47/148, 506, 75182

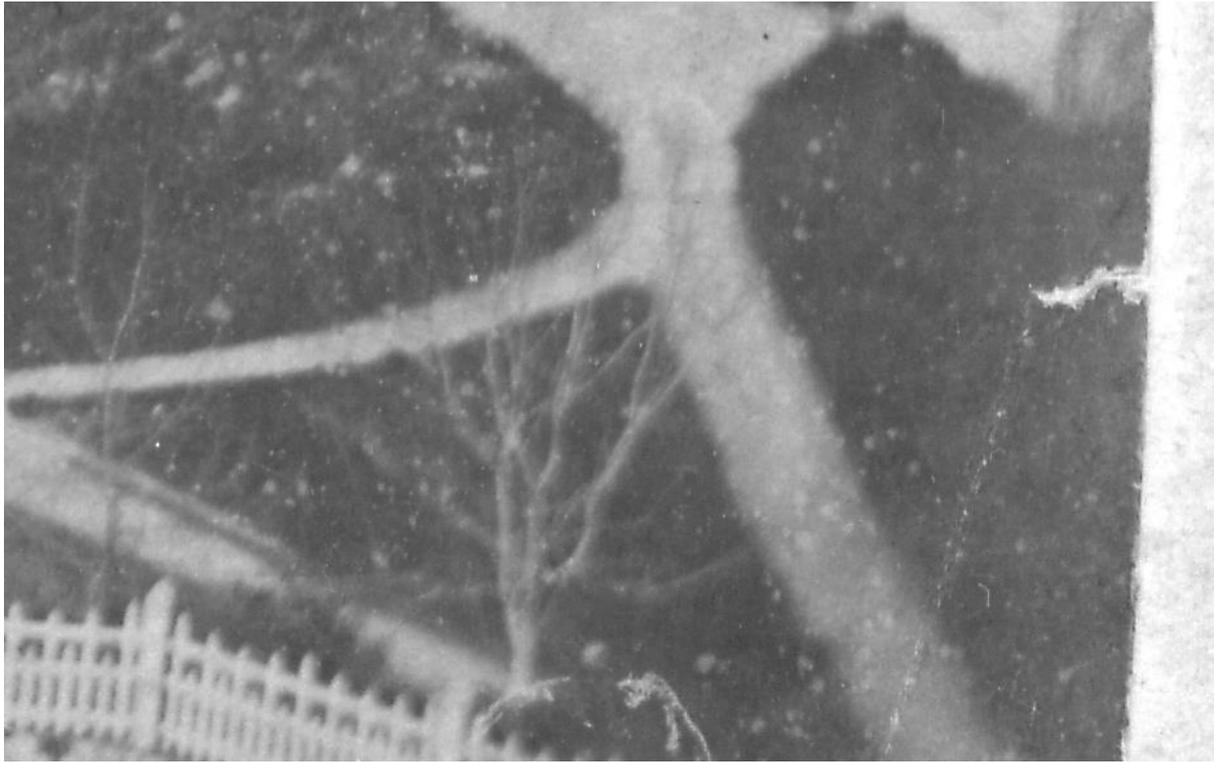


Figure 51 Close-up of figure 48 (47/148) showing what is possibly the rock just behind picket fence.

Notable people: Bishop Selwyn

Architectural style/notes: limestone boulder with marble plaque.

Alterations:

Theme:

Hapu/Iwi:

Cultural connections:

References:

Higgins, Peggy. "Notes from on Selwyn Memorial Rock Shakespeare Road, Napier". NZHPT Branch committee archives.

Pishief, Elizabeth, "Notes on Selwyn's Rock".

Recommendation Schedule as significant

2.7 Chaucer Road: Old Napier Cemetery Shelter (former porch St Andrew's church)

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area):

Address: Chaucer Road South

Legal Description: Cemetery Reserve

Construction date: 1882-3

Architect/designer:

Builder:

Original function/use: Porch from St Andrew's Church, Ahuriri

Original owner: Waiapu Diocese

Current use: Cemetery Shelter

Current owner: Napier City Council



Figure 52 Cemetery Shelter (former St Andrew's Church porch). Source: Chris Cochran May 2019

Significance: aesthetic, architectural, historical, social, spiritual.

Summary: This heritage place has historic and social values for its connection with the former (now demolished) St Andrew's Church in Ahuriri. Its form and detail make it an object of notable aesthetic value; it is an important relic of a neo-Gothic church that is now long gone and can provide significant information about the design of that church. In addition, it serves a functional need for shelter (as it did in its previous manifestation) in the old cemetery, and a place for contemplation, giving it significant social value.

History

The Parochial District of St Andrews, Port Ahuriri, was originally part of St John's Parish, Napier. In 1880 Mr Walter Welsh was appointed as a lay reader to minister to the church people at the Port. In 1883, on 31 August, St Andrew's Church was consecrated, and later in the year, the parochial district was constituted. Welsh was ordained by Bishop Stuart and appointed the first vicar and served until 1887. G.M. D'Arcy Irvine was the vicar from 1887 to 1888 when he was replaced by G.H. Preston until 1889. Then in 1890 O. Dean became vicar and retained the position until 1917. Following Dean's retirement F.B. Redgrave took over in 1918 until 1922. He was followed by W.T. Drake (1922-1930) then B.R. Brierly (1930-1937), W.S.G. Cameron (1937-1952). W.G. Bird spent two years in the position before T.F. Fagg was vicar from 1954.¹⁶⁵ The district grew to include a large country area; it now covers 1,500 square miles, reaching north to Tarawera on the Taupo road and to Putorino on the Wairoa road. Church families' number 525.¹⁶⁶

The old St Andrew's Anglican Church in Ossian Street, Ahuriri has been sold to Rothmans and the final service at the church will take place on May 2. The Church is nearly 90 years old, being consecrated in August 1883, and is one of the oldest Anglican buildings in Napier. The sale of the St Andrews site – about a quarter of an acre – also includes the vicarage and hall which are on the property. The site is surrounded by Rothman buildings. The Bishop of Waiapu, the Rt Rev Paul Reeves, said today, that because of the shift of population and industrialization of the Ahuriri area it had been decided to shift the St Andrew's parish headquarters to St Columba Church at Westshore. ... All furnishings, fittings, and other articles, in both the church and hall, which can be moved, will be used in other churches in the parish. These include such items as the pews, altar, Cross, vessels and candlesticks and the stained-glass sanctuary windows. The windows are valued at between \$3000 and \$4000 and will be installed in St Columba Church.¹⁶⁷

The condition of St Andrew's Church and the hall at the time of its demolition was poor. It is not known when the hall was built but by 1970s it was practically unused.

The vicarage on the property was built in 1924. The Rev. O. Dean had lived in Park Road throughout his tenure.¹⁶⁸ Bishop Reeves said:

The final service at the church on May 2 would be held in the evening and could well be a sad occasion for those who had been associated with it for many years.

¹⁶⁵ Watson Rosewear, *Waiapu, the History of a Diocese*, p. 223

¹⁶⁶ Watson Rosewear, *Waiapu, the History of a Diocese*. p. 223

¹⁶⁷ *Daily Telegraph* 5 April 1973

¹⁶⁸ See 17 Sealy Road (Part 2 Groups Holt's Lane Group) for further information.

Ultimately though, it should be an occasion for rejoicing in that we have decided to do something definite rather than stay as we are,”

He continued saying the church would be closed “decently and reverently” and he understood that Rothmans would be demolishing the church quickly.¹⁶⁹

¹⁶⁹ *Daily Telegraph* 5 April 1973



Figure 53 View inside the former porch. Source: Chris Cochran May 2019



Figure 54 View of porch when part of St Andrew's Ahuriri. Photographer Russell Duncan 1890s. Source: MTG Hawke's Bay Object nos. 5412 (a), 93067



Figure 55 Interior of St Andrew's Ahuriri prior to demolition. Photographer Russell Duncan 1890s. Source: MTG Hawke's Bay Object nos. 5412 (b), 93089

Notable people: The Rev. Walter Welsh, first vicar.

Architectural style/notes: This shelter in the Old Napier Cemetery is a wonderful neo-Gothic relic to have survived the destruction of its parent building. It was built as the porch for St Andrew's Church, Ahuriri, in 1883, and when this was demolished, this portion of the church was relocated to the cemetery. It is a small structure, open on one side, with seats on the two side walls, and a solid rear wall (the wall that would have had doors opening into the church). The structure is fully exposed, with large section timbers of posts, plates, and rafters, with the opening taking the form of a Gothic arch. The linings to the three original walls are tongue and groove boards, set diagonally, and there is corrugated steel on the roof; the floor is a concrete slab on the ground.

It is a picturesque structure, in a lovely park-like setting of the old cemetery, and it has a functional use in providing shelter and a contemplative place to sit.

Alterations: Part of a substantial church, dating from 1883.

References:

Rosewear, Watson. *Waiapu, the History of a Diocese*

Daily Telegraph 5 April 1973

Theme: Religion

Hapu/Iwi:

Cultural connections: Anglicans

Recommendations: Schedule as significant.

2.8 Church Road, no. 198: La Grande Maison (Mission Estate Winery) + observatory base

Schedule number:

NCC Heritage Group:

Type of site: historic place/historic area

Address: 198 Church Road Taradale

Legal Description: CT 326092 W1/63 288.5575 ha. (LOT 1 DP 27138: 286.5887 ha.); (Pt Lot 2 DP 25932 3.6420 ha.); (SEC 3 SO 365528: 0.0667 ha.).

Construction date: 1880 moved 1910.



Figure 56 La Grande Maison Central portion Source: Dianne Harlow 2016 ARCHITAGE AEE to Marist Holdings, Greenmeadows. Proposed Mission Special Character Zone Nov.2016



Figure 57 Meeanee Mission House & St Mary's Church in the background before house was shifted to Church Rd Posted by Ross Girvan on Old Napier facebook page.



Figure 58 Extent of 198 Church Road Church Mission property with La Grande Maison extent inlaid.
 Source: Napier City Council property on-line

Architect:

Builder:

Original function/use: former Mission station and observatory (base)

Original owner:

Current use: Commercial

Current owner:

Significance: Aesthetic, architectural, historical, social, spiritual.

Summary: The place reflects local, regional, and national history for both Maori and Pakeha. It is associated with Maori traditions and events, contact with early Europeans and European settlement in the area and includes:

- the spread of the Catholic religion by French Missionaries

- the establishment of a seminary for the Marist Order of Priests and Brothers
- the birthplace of New Zealand wine
- development of New Zealand's oldest continuing winemaking enterprise
- the contribution to international information on Halley's comet
- the training of Rev. Daniel Bates, New Zealand Government's first meteorologist
- support for Mother Mary Aubert establishing the Order of the Daughters of Our Lady of Compassion with their mission to Māori on the Whanganui River and the Homes of Compassion.

Alongside these major cultural values, the building also has high aesthetic value as a major building of the late 19th century, symmetrical, ordered, visually interesting and well built. It imparts a strong physical presence to the place, complimenting the natural and man-made setting.

History: The Society of Mary or the Marist Fathers is a Roman Catholic religious congregation, founded by Father Jean-Claude Colin and a group of other seminarians in Lyon, France, in 1816 with the purpose of filling the vacuum left by the abolition of the Society of Jesus. Some preliminary contacts with Rome resulted in a proposal to the Marists that they take up of missionary work in Oceania, which they accepted. Pope Gregory XVI, by a Brief of April 29, 1836, formally approved the "Priests of the Society of Mary" as a religious institute with simple vows and under a Superior General. The Little Brothers of Mary and the Sisters of the Holy Name of Mary, commonly called Marist Brothers and Marist Sisters, were not included but were to be separate institutes.¹⁷⁰

The Marist Brothers began when St. Marcellin Champagnat decided to start an institute of consecrated brothers in the Marist tradition, building schools for the underprivileged where they might learn to become "Good Christians and Good people".¹⁷¹

French Marist missionaries of the Society of Mary established a Marist Mission station on the left bank of the Ngaruroro River between Napier and Hastings at Pakowhai in 1851 under the protection of the chief Puhara. Father Jean Lampila and Brothers Basil and Florentin, taught and nursed the hapū and dug and planted their vineyard and gardens at Pakowhai.¹⁷² The missionaries brought the first vines to Hawke's Bay which were tended by lay brothers. When Puhara was killed in an intertribal clash in 1857 the Brothers moved to Meeanee.¹⁷³

In 1880 a two-storied house costing £2020.10s. 0d. was built, known as La Grande Maison or the "big house." It was the Meeanee home for the French Marists for three decades. There was a boarding school for Māori boys at Meeanee which taught many significant Māori chiefs. After this closed, Māori boys were sent to St Patrick's in Wellington.

In 1897 local rivers burst their banks flooding the Meeanee plains and causing the Mission cellars to be inundated. Higher land was sought as the land was subject to periodic flooding.¹⁷⁴ That same year the Tiffen estate at Greenmeadows was subdivided and sold and the Society of Mary purchased a portion of the land that extended along Church Road and on the slopes of what was named Maryvale. Deeds Plan 194 shows the Marist holdings titled as

¹⁷⁰ [https://en.wikipedia.org/wiki/Society_of_Mary_\(Marists\)](https://en.wikipedia.org/wiki/Society_of_Mary_(Marists))

¹⁷¹ https://en.wikipedia.org/wiki/Marist_Brothers

¹⁷² Stewart, K. 2009. *Chancers and Visionaries*, p. 73

¹⁷³ Cooper, M. 1984, p. 113

¹⁷⁴ Mission Estate http://www.missionestate.co.nz/our_story/history/ and Cooper 1993:113

‘RC Mission’ and the total holdings are 726 acres (293 ha). The purchase included 0.2 hectares of Pinot Noir grapevines while a further 4-hectare vineyard was planted.¹⁷⁵ The Marist brothers travelled each day from Meeanee to work on the vineyard. The first grapes were tended on the gently sloping land of the southern spur and the terraced area that is now used as the venue for the annual Mission Concert.

After further disastrous floods in 1909, Father Smythe decided to move the Mission community and La Grande Maison to the present site. In 1910, the Mission building was cut into eleven sections, rolled on logs, and pulled by traction engines. The journey took two days.¹⁷⁶ The new site then became the centre of winemaking activities and the seminary for training Marist Priests. The English plane trees were planted along the driveway in 1911. By 1914, a new Gothic Chapel had been erected and the name Mount St Mary’s replaced Maryvale.¹⁷⁷ An accommodation block was built and opened in February 1931.

In 1930 a contract was let for the construction of a three-story concrete accommodation block which was finished by February 1931 and the students moved into it on 2 February. But the following morning 3 February at 10.47am, an earthquake measuring 7.9 on the Richter scale struck Hawke’s Bay causing serious damage to the entire Mission. Two priests and seven students who were meditating in the stone chapel were killed when it collapsed. The new accommodation block was damaged and partly collapsed. The students moved elsewhere temporarily, but a year later in February 1932, they returned and began restoring the grounds.¹⁷⁸ Thousands of gallons of wine were lost in the earthquake.

The Mission has never lost sight of its French heritage, as over the years Brothers of the Order have travelled to France to study and learn viticulture and winemaking skills. The current winemaker Paul Mooney has been at Mission for over 30 years and was originally trained by the Fathers.¹⁷⁹ Brother Joseph, one of the old Marist Brothers died in June 2019. He was the chief winemaker and began the development of the Mission winery from an unknown label to the international giant it is now.¹⁸⁰ In 2007 the winery underwent a major expansion doubling grape pressing capacity to 2000 tonnes. The production facility has been designed to deliver maximum energy and water efficiencies – a vital element in the Mission’s ongoing commitment to the environment.¹⁸¹

Along the driveway to la Grande Maison there is still one row of Muscat grapes that have been grafted over the years from the very original stock bought to Hawke’s Bay by the Marist Fathers.¹⁸²

¹⁷⁵ Cooper 2002:150

¹⁷⁶ Mission Estate http://www.missionestate.co.nz/our_story/history/

¹⁷⁷ Mission Estate http://www.missionestate.co.nz/our_story/history/

¹⁷⁸ Mission Estate http://www.missionestate.co.nz/our_story/history/

¹⁷⁹ <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>

¹⁸⁰ Pers Comm. Charles Ropitini.

¹⁸¹ <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>

¹⁸² <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>



Figure 59 La Grande Maison in 1911 after the move to Greenmeadows. Source: <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>



Figure 60 La Grande Maison in the early days at Greenmeadows. No date. Source: <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>



Figure 61 Entrance to the Mission at Greenmeadows. no date. Source: <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>

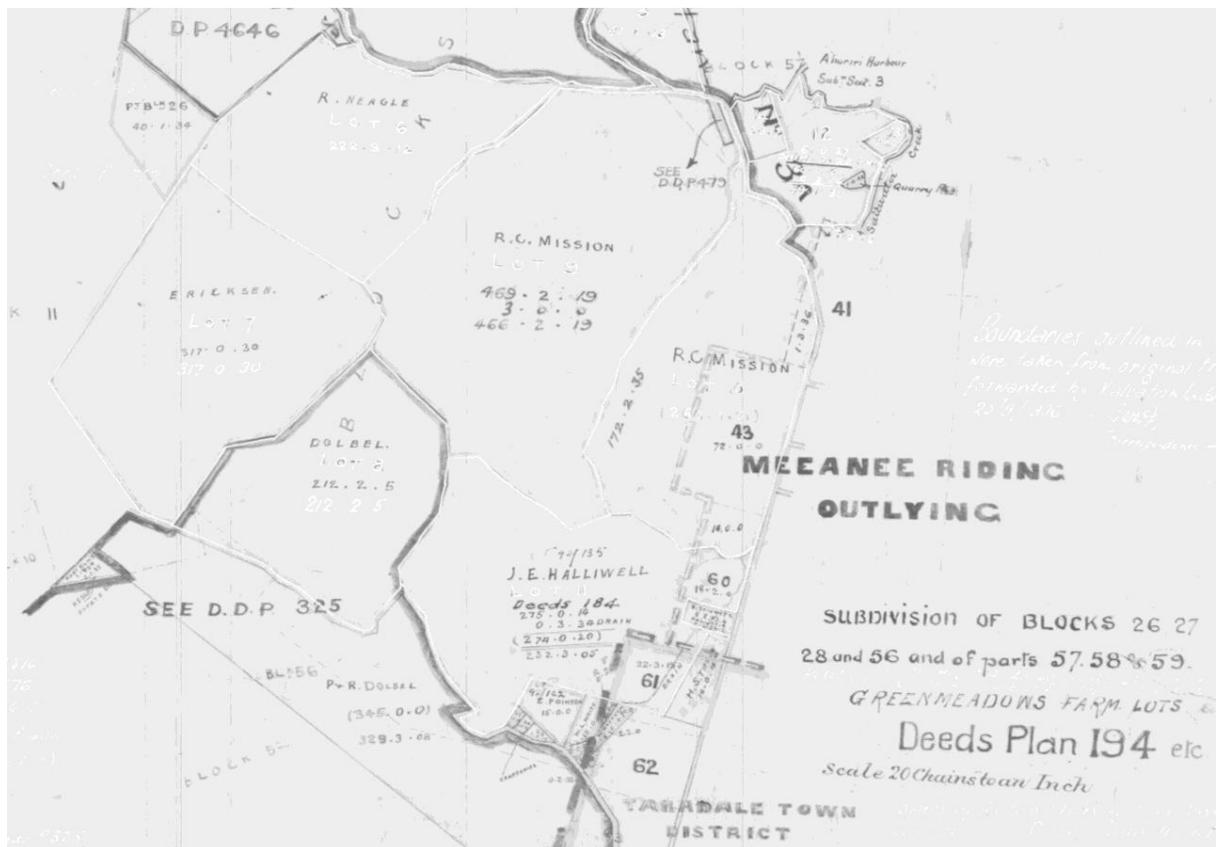


Figure 62 Deeds Plan 194, date unknown. The plan shows the division of Tiffen's land and the purchases made by the Society of Mary: R.C. Mission



Figure 63 Greenmeadows 1911. A platform formed for the Mission building, 'La Grande Maison', which had been cut into eleven sections for transportation to the site. Church Road in the middle distance. Scinde Island in far distance. Marist Archives, Courtesy: Peter Holley



Figure 64 Greenmeadows 1936, view looking approximately north. Early pine plantation on a northern hill where slips are evident. Vines planted on the easy slopes. Source: Marist Archives, Wellington. Courtesy: Peter Holley



Figure 65 Harvesting the grapes with Cyprian Huchet. Source: <https://missionestate.co.nz/mission-estate-winery-the-birthplace-of-nz-wine/>

The Meeanee Observatory¹⁸³

An astronomical observatory was established by Rev. Dr. David Kennedy and originally constructed at the Meeanee seminary. Fr. Kennedy wrote a textbook called *Natural Philosophy for Junior Students*, which became a standard text throughout the British Empire. The proceeds of the book were used to establish the observatory. He bought several telescopes and his students, Brothers Cullen, and van Gottfried, took some of the world's clearest photographs of Halley's Comet in 1910. The photographs were republished in the United States by NASA in 1986. ¹⁸⁴From 1905 to 1909, he operated a Meteorological Station at Meeanee, and he trained the Reverend Daniel Bates, the New Zealand Government's first meteorologist. ¹⁸⁵

¹⁸³ Mackrell, B. Halley's Comet Over New Zealand. 1985: 142, 144

¹⁸⁴ Old Napier facebook page, 27 August 2013

¹⁸⁵ <https://www.sm.org.nz/about/nz-province/new-zealand-marist-history/>



Figure 66 The completed Meeanee observatory, July 1907. A month later the Marist astronomers captured their first comet on photographic plates. Source: Old Napier facebook page.

The Marists built their new observatory near the junction of Meeanee and Powdrell's roads. It was of wood, six metres square, with an iron dome three metres in diameter revolving on wheels and ball-bearing races, made to Kennedy's design by Ahuriri engineering firm of Niven's. The observation opening in the dome, through which the telescope could sweep the heavens, was opened, and closed by the manipulation of one section of the dome revolving on a second, outer, ball-bearing race. Though the dome weighed one tonne, it was so well mounted and revolved so smoothly that it could be turned with one hand. Not that it was moved my hand - a wind-up clockwork motor made by Sir Howard Grubb of Dublin turned the telescope and dome for a half-hour before requiring a rewind.¹⁸⁶

¹⁸⁶ Notes attached to photograph on facebook page. Possibly Sam Buys author

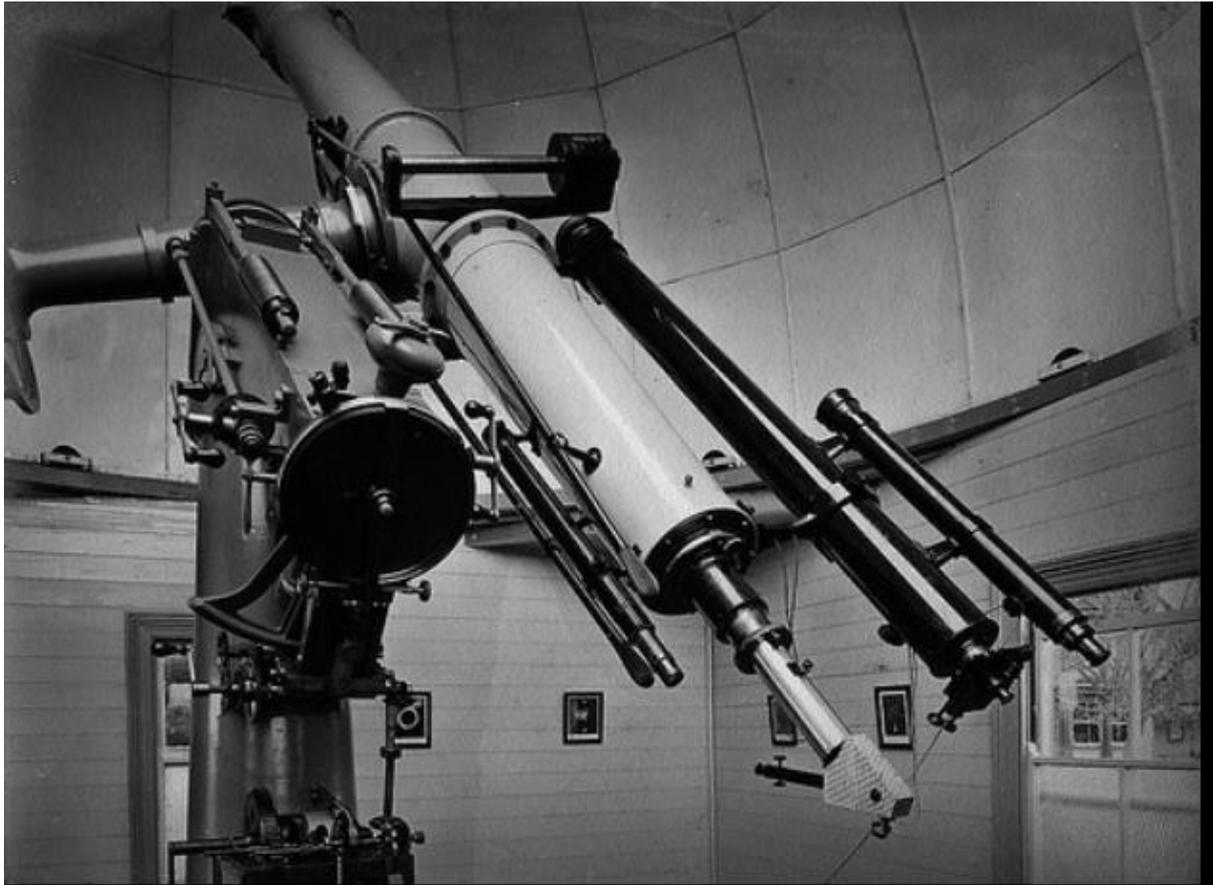


Figure 67 Photograph taken by Rev. David Kennedy Circa 1908 In July 1907 with a nine-inch photo-visual refracting telescope he opened a new observatory in Meeanee observatory. This was, at the time, the best equipped in New Zealand. A month later it was used to study Comet Daniel. Source: Old Napier Facebook page 27 August 2013

When the seminary buildings were moved to Greenmeadows in 1911, the observatory was re-erected on a ridge to the north overlooking the seminary. It remained there until late 1912 when a storm of ‘violent intensity’ ripped across Hawke’s Bay. The wind hammered at the one tonne iron dome of the observatory for several hours before it was sent crashing down a steep slope into a gully below the seminary. ‘The elements lashed the exposed telescope but could not budge it from its concrete foundation.’ Marist records show that plans were drawn up for the observatory’s reconstruction “but could not be realised because of World War I and lack of finance”.

It appears that Kennedy’s astronomical instruments languished in storage at Greenmeadows until 1923 when they were sold to the Wellington City Council for the Carter Observatory. The 1910 photographs were lodged with the observatory by Cullen (now Father Cullen) during the 1950s and 60s where the director, Ivan Thompson declared “the Meanee [sic] [astronomical] work was absolutely outstanding”.¹⁸⁷

Venerable Suzanne Aubert¹⁸⁸

¹⁸⁷ ARCHITAGE AEE to Marist Holdings Greenmeadows. Proposed Mission Special Character Zone Nov.2016

¹⁸⁸ Information provided by Charles Ropitini, Strategic Maori Advisor Napier City Council

Suzanne Aubert (also known as Sister Mary Joseph, Mēri Hōhepa, Mother Marie Aubert). Mēri Hōhepa is in the process to be Canonized a Saint and will become New Zealand's first Saint in the Roman Catholic Church. The second one of three stages is currently being assessed by the Vatican right now and the third stage is being researched here in NZ by six of the country's leading academics.

Mēri Hōhepa was 35 years old when she arrived in Hawke's Bay on 15 February 1871 with two pianos and the task of reviving the Māori Missions which had been neglected after the Battles of Pakiaka and the arrival of the 65th Regiment and their Irish Catholic families. In her first year alone, Mēri Hōhepa nursed 1,335 Māori people by herself walking to the Māori villages. While in Meeanee Mēri Hōhepa:

- studied rongoa Māori medicine and was known for experimenting in her little red shed, on more than one occasion blowing herself up in the process.
- assisted Doctors at Napier hospital to great effect.
- provided pastoral care to Māori prisoners at Napier prison – most notably Kereopa Te Rau, the falsely accused murderer of Rev. Carl Volkner
- established the first school for Māori Girls on Napier Hill, the predecessor for both St Joseph's Māori Girls College and Sacred Heart College
- taught French, music and Religious Education.
- was the first District Nurse to Māori and cared for thousands of Māori and Pākehā, particularly babies.
- was a prolific walker and visitor with her dog Prince – always unaccompanied she very quickly won the trust and admiration of Māori across the district – regardless of their Christian affiliations – she is also unusual for being a lay person.

In 1879 Mēri Hōhepa relocated to Pakipaki where she:

- saved the Māori Catholic Mission from collapse
- accessed her dowry for the first time to build the Church of the Immaculate Conception, consecrated on 8 June 1880.
- wrote the first Māori French dictionary which went on to be published in 1883 as a Māori French-English dictionary, this latter became the basis for the Apirana Ngata Māori Dictionary and is still in print today – this is integral to Kahungunu dialect.
- continued work with Māori medicine.
- was an influence on Whanganui Māori living in Pakipaki who then asked her to accompany them to Whanganui where she established the Sister of Compassion.

It is especially important that the female in the story is not overshadowed by the males, which can easily happen; very few people realise that Mēri Hōhepa was based in Hawke's Bay for nearly 13 years – a significant amount of time to make the impact she did.¹⁸⁹

Notable people: Mother Mary Aubert, Brother Joseph, chief winemaker, Father Jean Lampila, Brothers Basil and Florentin, Rev. Dr David Kennedy, Rev. Daniel Bates.

Architectural style/notes: La Grande Maison has an impressive setting, well back from Church Road, and looking out over the vineyards on the flats in front and the outskirts of the

¹⁸⁹ Pers. comm.

city of Napier. It is approached down a long driveway that runs through the neatly regimented vineyards of the estate, past the winery, and up a gentle rise to a spectacular site with wide views.

The building itself is fully worthy of the site, aptly named La Grande Maison, the grand mansion. It is two storeyed, with a single storey verandah along the main (north) elevation. It has a regular row of double-hung windows to both floors, arranged between return gabled roofs at each end and a central section that steps forward from the building; this has the main front entrance doors below and doors out onto a balcony on the first floor. It is a grand formal composition, an impressive building from the 1880s. Interest is not restricted to the front elevation, with the original windows around the other elevations, and another verandah on the east side. The overall plan shape is a large H, with a service yard at the back.

Note: this is a draft description only; the building is to be inspected and fully described.

Alterations:

References:

Cooper, Michael. 1984. *The Wines and Vineyards of New Zealand*

Harlow, Diane. 2016. "ARCHITAGE AEE to Marist Holdings Greenmeadows. Proposed Mission Special Character Zone." Unpublished report."

Mackrell, B. 1985. *Halley's Comet Over New Zealand*.

Old Napier facebook page.

Ropitini, Charles. Strategic Maori Advisor Napier City Council Pers. Comm.

Stewart, K. 2009. *Chancers and Visionaries: A History of New Zealand Wine*

<https://www.sm.org.nz/about/nz-province/new-zealand-marist-history/>

https://en.wikipedia.org/wiki/Marist_Brothers

[https://en.wikipedia.org/wiki/Society_of_Mary_\(Marists\)](https://en.wikipedia.org/wiki/Society_of_Mary_(Marists))

Theme: Settlement, Religion, Economics (the wine industry)

Hapu/Iwi: Ngati Kahungunu

Cultural connections: Maori, Roman Catholics

Recommendations: Schedule both La Grande Maison and the observatory base as a group.

2.9 Clive Square East, no. 32: Trinity Methodist Church

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place, and area

Address: 32 Clive Square East

Legal Description: PT TN SEC 199 NAPIER (CT 52/125)

Construction date: 1876



Figure 68 Front elevation of Trinity Methodist Church, from Clive Square. Source: Chris Cochran

Original function/use: Church

Original owner: Reverend John Harding, Robert France

Current use: Methodist Church

Current owner: Board of Administration of the Methodist Church of New Zealand

Significance: Aesthetic, architectural, historical, social, spiritual, technological.

Summary: Trinity Methodist Church is important in the townscape in its relationship with Clive Square, the open space heart of the city, and it has some architectural distinction for its Gothic-inspired design. It is among the oldest buildings in the central city (along with its near contemporary the Napier Courthouse), having served the spiritual needs of the community for over 140 years, and along the way surviving the earthquake and fire of 1931. This makes it incredibly special in the city, a link back to the earliest days of settlement and an historical anchor in the central business district. It was designed by a now little-known early architect Walter Dugleby who was notable during the latter part of the 19th century and designed several important buildings in Napier including the second hospital on Barracks Hill.

Note: Interior should be included in the listing.

History:

Church history indicates that in 1857 Mr John Harding purchased, on behalf of the church, four quarter acre sections, two of which fronted Clive Square, and one each Emerson and Dickens Street: for £25.00¹⁹⁰. In 1874 it was agreed that a church be built on the site of Town Section 199. There is no evidence to suggest that there had been any structure or occupation of the land prior to this, however it seems unlikely that such a large section of vacant land would have been left entirely un-utilised. It is possible that prior to the surviving records of leaseholds (1874), it was leased by the church trustees for example as grazing, or that it was illicitly used by neighbouring businesses or occupants for disposal of rubbish or other activities. Campbell indicates that during the early to mid-1870s, and thus likely earlier, pigs ran freely about the streets and horses were let loose to graze Clive Square, the Government lawn, or anywhere else¹⁹¹.

The Methodist Conference of 1874 appointed the Rev. Joseph Smoult Smalley to be the first minister at Napier. He and Mrs. Smalley arrived on 9 April in the *S.S. Rangatira* and he held the first services on 12 April in the Provincial Council Chambers, at the foot of Shakespeare Road. A small cottage in Coote Road, adjacent to the corner of Shakespeare Road, was leased as a parsonage and served for several years. Here, the first-class meeting was held on 20 April, with Mr. & Mrs. Smalley, Mrs. Martin, Messrs E. Walker and T. Laws, attending. The following week Messrs. Hicks and W. Mitchell joined the meeting. Within a fortnight an open-air service was held on the Sunday afternoon on the Clive Square site, which was well attended.¹⁹²

The first attempt at constructing a church was undertaken in 1875 with plans drawn by Napier architect Walter Dugleby. This attempt was ill-fated as the contracted builders were

¹⁹⁰ Laws, 1943, p. 2

¹⁹¹ Campbell 1975, p. 33

¹⁹² Mastemaker, L. Draft Conservation Plan, p. 17

declared to have absconded on 4th June 1875,¹⁹³ and the construction, such as it was, blew down in the gales of 6 June 1875.¹⁹⁴ The second attempt at building the church succeeded and the church was declared open on 23rd January 1876.¹⁹⁵ The earliest photographic record of the church located is that presented in figure 71. In this image, although there are several buildings surrounding the church site, the only other building that appears to be within TS 199 or 200 is a possible outhouse to the rear of the church.

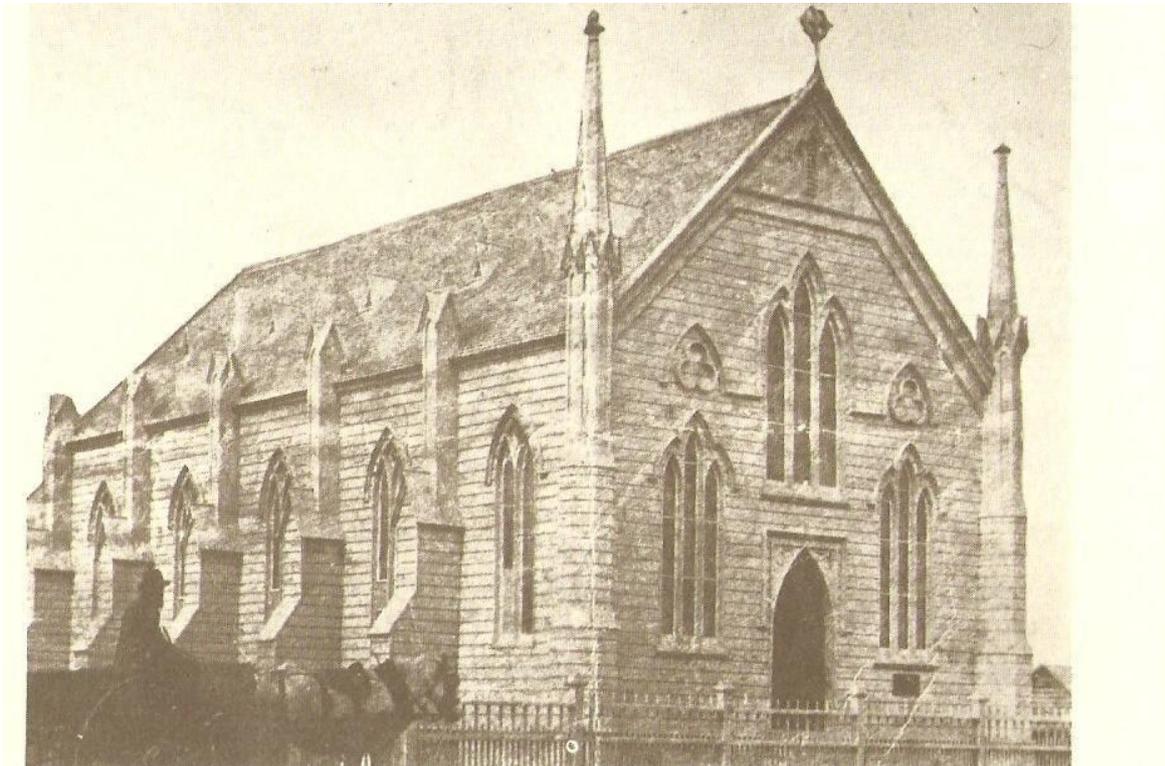


Figure 71 Earliest photograph of Trinity Methodist Church. Source: Draft Conservation Plan p. 21

The church was opened on 23 January 1876 and a description of the new church was given in the *Hawke's Bay Herald*:

The structure occupies a conspicuous site in Clive Square, and is built in that style of Gothic Architecture called Early English. A spacious gallery for the organ and choir fills the western end of the church. The roof is panelled, with massive ribs, the boards being placed diagonally so as to produce an effect at once unique and beautiful. The pulpit (or rather platform) and communion rails are formed of polished rimu supported by mitred pillars inset with turned columns, and carved arches. Inside the communion stands a table of the same style and material surmounted by a font, which contains an upper cup for flowers. The cost of the undertaking has been about £1,700, including organ and extras. A fair proportion of that sum has been already promised in subscriptions. We omitted to say that the Church is lighted with four gasaliers in the form of star-lights and was the first public building to employ this superior method of lighting, which has just been introduced into Napier.¹⁹⁶

¹⁹³ Minutes of Meeting held 4 June 1875.

¹⁹⁴ Minutes of Meeting held 7 June 1875.

¹⁹⁵ Len Davis, 1998, 'Peek into the Past' transcript, Trinity Methodist Church Archive

¹⁹⁶ Mastemaker p. 20



Figure 72 Trinity Methodist Church soon after completion. F. W Williams Source: MTG Hawke's Bay Object Nos. Album 2, 296, 78060

In 1877, the Rev. Joseph Berry replaced the Rev. Smalley. He was a gifted preacher who won the attention of the town and there was seldom a vacant seat so that often chairs had to be placed in the aisles. Within two months it became necessary to enlarge the building and side galleries were erected at a cost of £150, thus providing for a congregation of 400. Rechab Harding, son of John Harding, who with Robert France originally purchased the site, was now treasurer of the Trust and advanced the money until it could be raised by the parishioners.¹⁹⁷ Tenders were called on 14 April 1877 by the church's original architect, Walter A. Dugleby, and the first side gallery was completed by 12 May 1877. The *Herald* reported that the galleries 'will add considerably to the accommodation of the church, and when both sides are completed, it will no doubt improve the internal appearance of the building'.

A Sunday school group had begun by 1874 and met in the large room extending the whole width of the building at the rear, which also served as a vestry, and a meeting place for weeknight services. By 1878, the growing number of Sunday school students meant the vestry was inadequate and it was decided to raise funds for its enlargement. By October 1879, £60 was raised, but in July 1880 it was decided to erect a separate school room to ensure adequate provision for both present and future needs. This building erected at the rear of the church was 50 feet by 26 feet, able to accommodate 200 children and of some £230. It was a simple rectangular hall with a small office adjacent to the entrance completed around October 1880. It was without classrooms or other conveniences until some years later.

¹⁹⁷ Mastemaker, p. 21

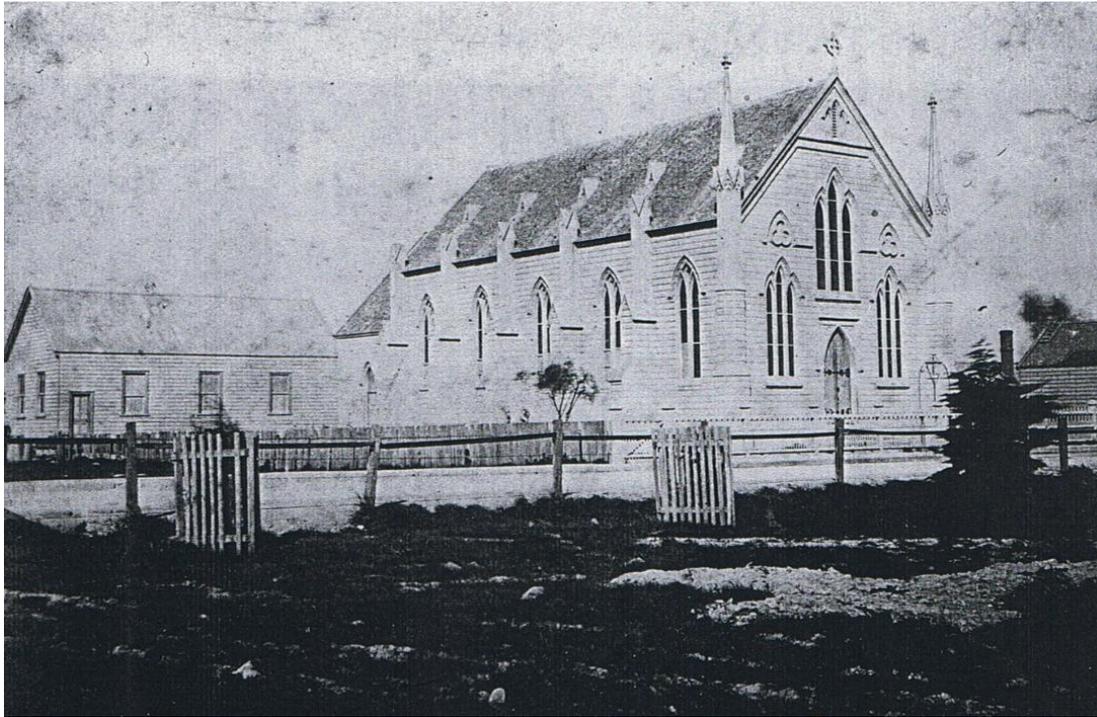


Figure 73 Trinity Wesleyan Church with the new Sunday school building seen to the rear, ca 1881. Source: Conservation Plan, p. 22

The 1880 Sunday School remained on the site until 1928 when it was shifted to the Wesley Church, Greenmeadows, to make way for the construction of the next hall building, demolished in 2017.¹⁹⁸



Figure 74 View of Clive Square and Trinity Methodist Church with Sunday School at rear early 1880s. Source: MTG Hawke's Bay Refs. 56/28, Album 12, 1914, 77574

¹⁹⁸Len Davis, 1998, "Peek into the Past," transcript; Trinity Methodist Church archive

A small front porch was built in 1906 for about £20 to the plans drawn Napier architect, Walter P. Finch (figure 75). Mr Humphries, who gifted the base of the steps for the porch, was the builder.



Figure 75 Trinity Methodist Church, ca 1906, as seen with the addition of a front porch and a painting finish that accentuates the cutwork on the pillars, mouldings, and trefoil ornaments. Source: Conservation Plan p. 23 referencing MTG Hawke's Bay

It appears Trinity Church remained in this form until 1956. In 1952, J.H. Oldham one of the Church trustees wrote to the Bureau of Church Architecture in Philadelphia, Pennsylvania, U.S.A.

Our idea is to entirely rearrange the choir stalla [stalls] and pulpit and possibly lower the organ. Also remove the side galleries leaving only the gallery in front of the Church, which is approached by steps outside and just to the rear of the two front side main pillars. We should like to deal in some way with the present horizontal interior lining which is unattractive. The front porch, which is inadequate and was added 30 years ago is also an eyesore...The main windows in the church seem to us rather narrow and might be replaced by some stained-glass windows of an appropriate character.¹⁹⁹

Then in 1954 the trustees chose the Napier Borough Council architect to do the work. The changes began in May 1956 and were undertaken by the building firm A.B. Davis & Sons. These alterations in 1956 are significant and changed both the exterior and interior form of the church, resulting in a considerable loss of original fabric. They consisted of the following:

Additions

- Enlarged front porch to replace the 1900s porch.

¹⁹⁹ Mastemaker

- Parlour and a Ministers Vestry at the left rear
- Recess for the organ and the choir in the chancel

Alterations

- Dismantling of the choir gallery
- Building up of the chancel floor
- Dismantling the side galleries
- Replacing the arched ceiling in the nave with a flat beamed ceiling

Modifications

- Re-modelling front gallery stepping
- Re-arranging seating in the nave
- Re-modelling windows



Figure 76 The entrance to the Trinity Methodist Church as it is today. Source: Draft Conservation Plan.

- **Renovations**
- Bringing the floor to a straight level
- Forming new concrete foundations
- Removing sag from the truss rafters
- Walls drawn in with tie bolts.
- Electrical work and heating

The Trinity Methodist Church is multi-ethnic holding English Korean and Tongan services every Sunday.

The Korean Dong Haeng Methodist Church was begun in Napier in 2002 and now shares this building with the older congregation using it for their services and community activities.²⁰⁰ They express gratitude to New Zealand for assisting with the war in Korea and remember the relationship between New Zealand and Korea during the post-war recovery effort (figure 78).



Figure 77 Dong Haeng Methodist Church sign attached to direction sign. Source: <https://www.localprayers.com/NZ/Napier/>

²⁰⁰ <https://www.localprayers.com/NZ/Napier/>

Photos from 동행감리교회 / Korean
Dong Haeng Methodist Church
Napier's post

in Timeline Photos
22 of 69



Peter James Mollison
Herbert Lester Humm

who lost their lives in Korea, post-war recovery
more than 60 years ago.

Rest in peace your homeland.
Thank you for your sacrifice.



Figure 78 post on Dong Haeng Methodist Church facebook page showing soldiers being repatriated to New Zealand Source: Dong Haeng Methodist Church facebook page.

In April 2017, the Government offered to repatriate Service personnel and dependants buried abroad since 1 January 1955 at public expense.

The New Zealand Defence Force repatriated 35 personnel in four tranches from six countries:

- Three servicemen from Fiji and American Samoa were returned to New Zealand on 7 May 2018.
- 26 servicemen and one child from Malaysia and one serviceman from Singapore were returned to New Zealand on 21 August 2018.
- Two servicemen from the United Kingdom were returned to New Zealand on 26 September 2018.
- Two servicemen from the Republic of Korea were returned to New Zealand on 7 October 2018.²⁰¹

²⁰¹ <http://www.nzdf.mil.nz/operations/repatriation/>

The Tongan Methodist community also shares this church with services held every Sunday in the Tongan language. The English service is held at 10 am; the Tongan language service is held at 1 pm and the Korean Napier Somang Church is held at 4pm.²⁰²

Trinity is particularly proud of its 100-year-old pipe organ which celebrated its centenary on 25 September 2010. The organ accompanies the choir and congregation in a mixture of heritage hymns, occasional choruses, and modern New Zealand hymns.²⁰³

Walter Alfred Dugleby (1845-1922)

Walter Alfred Dugleby, the son of Richard and Mathilda Dugleby, was baptised in Newington St Mary Southwark on 7 September 1845. He came to New Zealand on the barque *William Watson* from London with his parents arriving on 8 February 1859. He married Annie Neale in Auckland in 1871. He was secretary of the Pitt Street Wesleyan Sunday school in 1872 when he read the report at the annual public tea meeting.²⁰⁴ By 1875/6 Walter Dugleby was living in Napier renting a house on Napier terrace.²⁰⁵ On 23 March 1876 Walter Alfred Dugleby architect, was initiated into the Victoria Lodge of Freemasons which was in Hawke's Bay.²⁰⁶ In 1878/9 he was an architect on Napier Terrace.²⁰⁷ In 1877 the Hospital Board advertised a competition to design a new hospital for the former Barracks site on Napier hill. This was to replace the old hospital on Sealy Road. Mr Dugleby won the competition from among 16 architects who sent in plans.²⁰⁸ Dugleby won the prize which was £50.²⁰⁹ By 1883 there was a need for further additions to the new hospital and Dugleby, the architect, called for tenders for the work.²¹⁰

Despite his success in Napier the Duglebys left Napier towards the end of 1884 and returned to Auckland. However, they came back to Napier in August 1886 and were persuaded to stay. Mr Dugleby said the climate in Auckland had never suited him or his family and they had not enjoyed good health while there. He was in Napier as part of an effort to recruit for work by a trip to the South.²¹¹ Having decided to return he quickly settled in and by 28 August 1886 Mr WA Dugleby MRIBA, was advertising that he had offices in the New Zealand Insurance Company's building in Napier.²¹² The newspapers provide information about various architectural work Dugleby undertook including plans for the Hastings Town Hall Company, which wanted to add to their buildings.²¹³ a hotel in Dannevirke,²¹⁴ a hotel at Kaikora and a store at the Spit for Dalgety & Co.²¹⁵ But by 1900 Dugleby disappears from Napier, although his wife Annie is still living in Milton Road near Burlington Road, beside Mrs Anna Spencer the widow of the former mayor Dr Spencer.²¹⁶ By 1905 Walter Dugleby is recorded on the

²⁰² http://www.methodist.org.nz/find_us/hawkes_bay_manawatu/napier_parish

²⁰³ http://www.methodist.org.nz/find_us/hawkes_bay_manawatu/napier_parish

²⁰⁴ New Zealand Herald 2 May 1872

²⁰⁵ Ancestry.com Electoral rolls Napier.

²⁰⁶ Freemasonry membership records.

²⁰⁷ Wise's Directory

²⁰⁸ *New Zealand Herald* 22 July 1883

²⁰⁹ *A Case History: History of the Hawke's Bay Hospital Board.* p. 21

²¹⁰ *Hawke's Bay Herald*, 17 October 1883

²¹¹ *Daily Telegraph* 24 August 1886.

²¹² *Daily Telegraph* 28 August 1886

²¹³ *Daily Telegraph* 16 April 1892.

²¹⁴ *Daily Telegraph* 27 April 1888

²¹⁵ *Daily Telegraph* 5 July 1889.

²¹⁶ Wise's Directory.

Electoral roll for Grey Lynn living in Cracroft Road as a carpenter.²¹⁷ Then in 1911 he is an inmate in the Costley Home where he remained until his death in 1922.²¹⁸

The Costley Home for the Aged Poor was started in Auckland by a group of philanthropic women. It was taken over by the Auckland Charitable Aid Board and in 1890 a new building was erected from funds from a bequest by Mr Edward Costley.²¹⁹

There are twelve rooms, including the manager's office, private apartments, waiting room, four dormitories, kitchen, and scullery. The dormitories, including two used for maternity wards, provide accommodation for fifty female inmates. Detached from the main building there is a block containing six dormitories, with accommodation for 132 male inmates. There are also isolation and refractory wards. Well lighted, ventilated, and heated reading and sitting rooms, and a small miscellaneous library are provided for the use of the inmates. There is also a place of worship capable of seating 100 worshippers. The average number of inmates is about 175....²²⁰

Notable people: John Harding, W. Dugleby, The Rev. Mr Smalley, W. Finch. Mr Humphries

Style/Description: The Trinity Methodist Church has a prominent central city site, facing west and directly onto Clive Square. It has a strong presence in the Square, with its high west-end gable surmounted by a cross and flanked on either side by tall tapering turrets; lower down, the entrance porch (which comes forward from the main body of the church) has three very distinctive openings, a central door with windows on either side. Each of these openings is in three parts, each with pointed Gothic arches surmounted by hood moulds;²²¹ together they make a strong pattern of openings.

These features clearly indicate the Gothic origins of the design, made even more explicit by the elegant west end turrets, which are octagonal in plan, elongated and surmounted by tall tapering spires with crockets on top; also, the stepped buttresses of the side elevation which project above the roof line, and give a sculptural quality to the side elevations, and other lesser details such as the 'blind' window and ventilators high up on the west end gable.

The building is timber-framed, and clad in rusticated weatherboards, an early use of this profile; the steeply pitched roof is clad in corrugated iron. There is some technical value in the structure, as a largescale timber building of the 1870s, although few construction details are easily visible.

The interior is quite plain, befitting the Methodist tradition, with a flat ceiling and plain painted wall surfaces with lightly incised panelling; there is a panelled timber dado low down on the walls. There is a hint of the roof structure in simple corbels high up on the walls, corresponding with the buttresses outside. Although there are no transepts, there is a chancel area marked by a three-step rise in the floor level at the eastern end; there is a further step up to the altar. There is stained glass in two windows at the eastern end, and warmth in the timber pews and blue carpet.

References:

²¹⁷ Grey Lynn Electoral rolls

²¹⁸ Ancestry Birth deaths and marriages.

²¹⁹ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d21-d15.html>

²²⁰ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d21-d15.html>

²²¹ Hood moulds are the timber mouldings running over the heads of the window openings.

Campbell, M. D. N. 1975. *Story of Napier: 1874-1974*. Napier City Council, Napier.

Carter, Gaylynne 2015. "Trinity Methodist Church Hall Assessment of Archaeological Effects", Opus, unpublished report.

Davis, L. 1998. "Peek into the Past", Transcript; Trinity Methodist Church archive

Laws, Rev. C.H. 1943. "Methodism in Napier: The story of the first decade". *Wesley Historical Society, NZ*: Vol II, No. 3.

Mastemaker, Lorie, A. 2009. "Conservation Plan Trinity Methodist Church, Clive Square, Napier." (Draft). Prepared for MA in Museum & Heritage Studies, Victoria University of Wellington.

Trinity Methodist Church Archive: Minutes of Meetings 1874 – 1884,

Wilson, J.G. 1939. *History of Hawkes Bay*. A.H. & A.W. Reed Publishers, Wellington, New Zealand.

Theme: Settlement, ecclesiastical,

Hapu/Iwi:

Cultural connections: Methodists including Koreans, Tongans.

Recommendations: To be listed on District Plan including interior.

2.10 Clyde Road, no. 4: Napier Girls' High School Main Block

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: 4 Clyde Road

Legal Description: PT SS 90 NAPIER (CT 53/266)

Construction date: 1930-1932



Figure 79 The central bay of the Main Block, notable for its restrained Classical design. The steps rise straight from the street, with no footpath. Source: Chris Cochran May 2019



Figure 80 Front elevation (north) of the Main Block, from Clyde Road. Source: Chris Cochran May 2019



Figure 81 Front elevation from East. Source: Chris Cochran May 2019



Figure 82 Napier Girls' High School campus, with the Main Block circled in centre. Source: Napier City Council property on-line

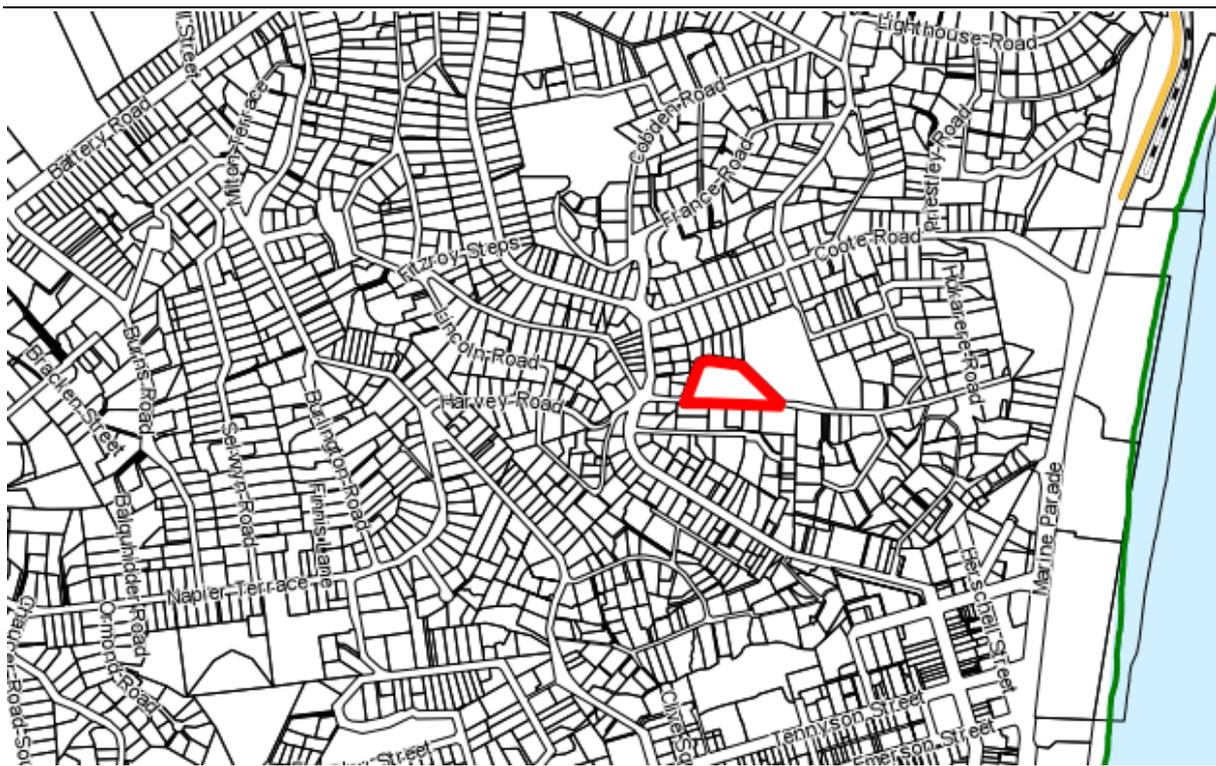


Figure 83 Location of Napier Girls' High School main block, Source: <https://www.gis.napier.govt.nz>

Architect: John Thomas Mair

Builder: W.M. Angus

Original function/use: Offices and classrooms

Original owner:

Current use: Offices and classrooms

Current owner:

Significance: Aesthetic, architectural, historical, cultural, social, technological.

Summary:

Napier Girls' High School has strong historical and social value for generations of girls who have been educated here; it has been a fundamental part of the educational life of the region since 1884. The Spencer Block is a beautiful and restrained piece of Classical design by an important architect, J T Mair, still in very authentic condition despite several alterations, which have maintained the integrity of the original building while increasing its usefulness as the main building of the school. It has high townscape value for its form and design, and commanding site.

School History:

Napier Hill has the distinction of being the site of four of New Zealand's oldest secondary schools:

- 1867 Sacred Heart College opened on its current site in Convent Road.
- 1874 Napier Boys' High School was established with the main building at the foot of Gladstone Road.
- 1875 Hukarere Girls' College opened on Hukarere Road.
- 1884 Napier Girl's High School opened on Clyde Road slightly above the current hostel and facing more south-westerly than its replacements.

The plans for a girls' school in Napier were submitted to the Board of Governors in July 1883 and Napier Girls' High School opened on January 29, 1884 with thirty-nine pupils and one boarder. The first principal was Miss M.E Hewett. The original school course included English, French, Latin, German, Drawing, Singing and Callisthenics.²²²

²²² https://en.wikipedia.org/wiki/Napier_Girls%27_High_School



Figure 84 Earlier building on Clyde Road on site of current boarding hostel. Source: Napier Girls' High school web site.

The original school building had classrooms on the ground floor, and rooms for the boarders upstairs.

In 1885 the school inspectors reported that: “the programme appears to be skilfully adapted to the wants of the pupils— there is a very good tone as to manners and diligence and good understanding between teachers and pupils.”²²³ By 1893 Miss Spencer had introduced Practical Sketching and Political Economy for the older girls and cooking, dancing, sewing and First Aid. The examination curriculum now included: Euclid, Algebra, Trigonometry, English, Latin, History, Geography, Botany, Scripture on Sundays and sometimes Physiology and mechanics. Debating Drill, charades and singing were also enjoyed.²²⁴

The first school magazine was published in 1889. The same year the first debate was held with the topic “The side saddle should be abolished,” being won by the negative team. Tennis was a popular sport and when basketball was introduced in 1902 it was thought NGHS was the first school to play it.²²⁵

By the 1890s endowed single sex schools such as NGHS were being challenged by District High School that were getting good results in the Matriculation Examination required for university entrance. These Technical Schools had been established to prepare students for the trades but were getting good results in this important examination. This encouraged the single-sex schools to offer government subsidised free places and soon most of the pupils held these, but they had to be earned by attaining a certain standard. By 1917 only 37% of primary leavers were going on to secondary school; twenty years later it was 65%.

²²³Blair, Mary-Jane, *Celebrating 125 Years of Napier Girls' High School: 1884-2009*, p. 15.

²²⁴Blair, p. 15

²²⁵Blair, p. 15



Figure 85 The original school building (on the site of the present hostel) sometime between 1911 and 1931. Source: MTG Hawke's Bay Object nos. m59/23, 2352, 91903

The years during the War between 1914 and 1918 were difficult for the school, but in 1919 the school magazine editorial noted that the “great world crisis is over, and a new life lies ahead of us, full of bright hopes and promises for the future.” The times were proud and patriotic, and *Rule Britannia* and *Land of Hope and Glory* were sung at school assemblies.²²⁶

There was a Junior School for little girls who had to pass their proficiency examination to move to the senior school. Those who were not boarders walked home and back to school at lunchtime and led active lives: they caught the tram from the top of Shakespeare Road and went to Nelson Park for games or walked to the Marine Parade baths for swimming as well as having regular Drill on the bottom Green. They gave singing and dancing performances at the annual Garden Fête and at the School Prize-giving at the Municipal Theatre. They had their own Dux but wore the same uniform as the senior girls.

Junior schools were discontinued in the late 1930s because space was restricted, and as these schools were private schools, they charged fees, their teachers had poorer pay, and less opportunities for career advancement than their state school counterparts.²²⁷

There was no high school in Hastings until 1926 so the girls and boys travelled on the train from there, Clive and Eskdale to the three schools in Napier: Girls' High, Boys' High and the Technical College, developing strong bonds among themselves.²²⁸

²²⁶ Blair, p. 17

²²⁷ Blair p. 17

²²⁸ Blair, p. 18.

In 1926 NGHS became one of the earliest non-Technical schools to introduce a commercial course into the curriculum with the principal Miss Greig insisting that Miss Anderson taught her shorthand so could understand the difficulties the girls were facing. The same year Napier Boys' high School moved to the Awa and the Board gave NGHS over three acres of land and several buildings. Scinde House was largely demolished, apart from a wing previously used by the headmaster and his family, which was to be used as the junior girls' school.

The first Christmas gift service was held in 1927 when every girl took a present for someone less fortunate than herself. The Shand Cup acknowledging scholarship, character, conduct, accomplishment, and sport was presented by D.B Shand in 1928. The award of this cup remains the highest honour bestowed by the school alongside the Dux. In 1929 the school magazine was renamed the *Torchbearer*. The Club room opened in 1929 where ex-pupils or members of the Parents' league could meet without encroaching on classrooms or where small reading or dramatic groups could work. This year the Green was formed by filling in the NBHS gully.²²⁹ It was becoming obvious that the school desperately needed more space, and a new Main building was designed and almost completed when the earthquake occurred on 3 February 1931.

The main building of the present school, named Spencer Building after Miss A.E.J. Spencer, the school's third principal, stands in what was the original playing area of the first school.²³⁰ It was, however, designed prior to the earthquake with the foundation stone being laid on 13 November 1930 by the Hon. H. Atmore, M.P., the Minister of Education.²³¹ The new brick building was almost complete when it was so severely damaged by the earthquake that it had to be demolished.

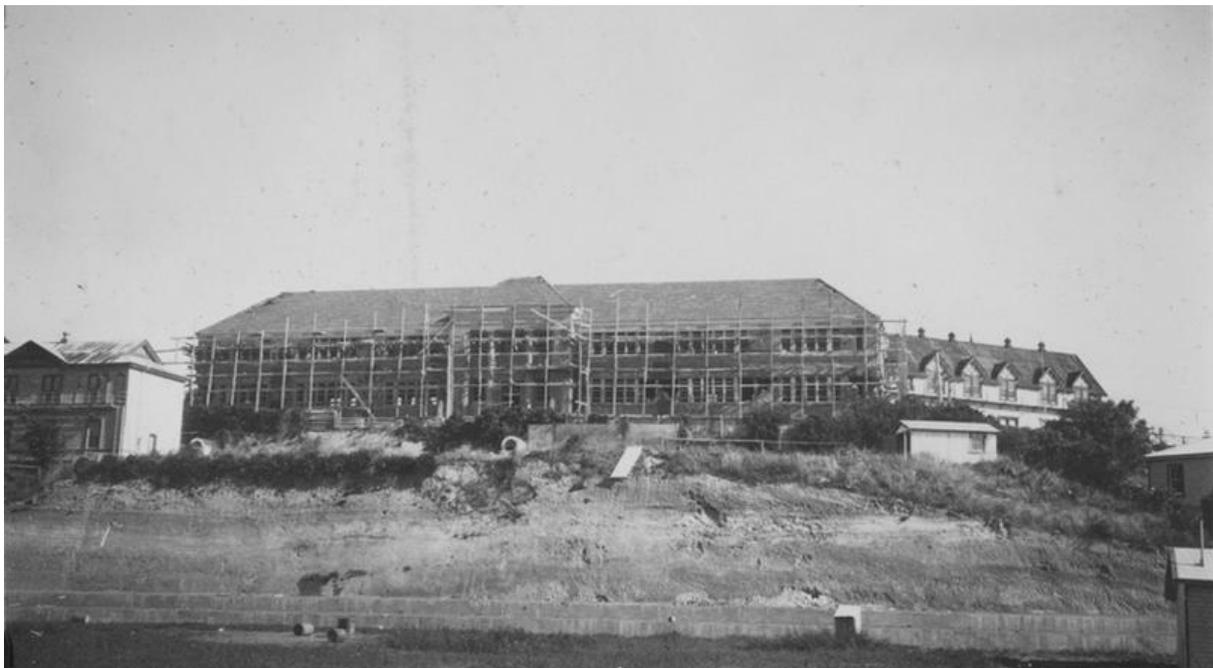


Figure 86 The damaged main block, propped up with scaffolding after the 1931 Earthquake. Photographer Ernest Sinclair. Source: MTG Hawke's Bay Acc. No. 2015/31/24

Miss Arthur, the Principal at the time, wrote that when she first saw the building she wondered if there would ever be a school on the hilltop again. She commented that the girls'

²²⁹ Blair, p. 20

²³⁰ https://en.wikipedia.org/wiki/Napier_Girls%27_High_School

²³¹ Foundation stone.

response to adversity, their courage, self-control, obedience, and unselfishness were unsurpassed.²³² By 9 March the school reopened with two teachers and 12 girls who used the Hall at first, then the Clubroom and other intact buildings so that Napier Central School could use the Hall.²³³

A new Technical College on the site of the current Napier Intermediate School was almost complete but, although it did not collapse, it was demolished after the earthquake because brick buildings were no longer considered suitable in Napier.²³⁴ It was decided to disestablish the Technical School and amalgamate it with the NGHS which opened in May 1931. Old Girls remember what efforts were made to welcome and include the new girls who had lost their school. A later Principal, Miss Naumann, especially requested Rita Angus that their uniform and crest be included in the Hall mural.²³⁵

Dorothy Watty, a pupil from 1932 to 1936 and Principal's secretary from 1941 to 1985 provides a description of the school uniform in the 1930s.

Throughout the year the uniform was a navy woollen serge tunic, white long-sleeved blouse, tie, black stockings, navy felt hat with band and badge in winter, and white panama in summer. Boarders had a navy-blue underside to the panama brim to distinguish them. Footwear was shoes, with a pair for changing into indoors, and white lace up sandshoes (often called tennis shoes) which were kept in a named bag in the cloakroom nearest to your form room.²³⁶

²³² Miss Arthur in editorial to the Torchbearer 1931 cited in "*Celebrating 125 Years of Napier Girls' High School 1884-2009*", p. 23.

²³³ Blair, p. 25

²³⁴ Irene Earnshaw nee Tonkin pupil from 1931-1935, in 125 years, p.25.

²³⁵ Blair, p. 25

²³⁶ Blair, p. 29

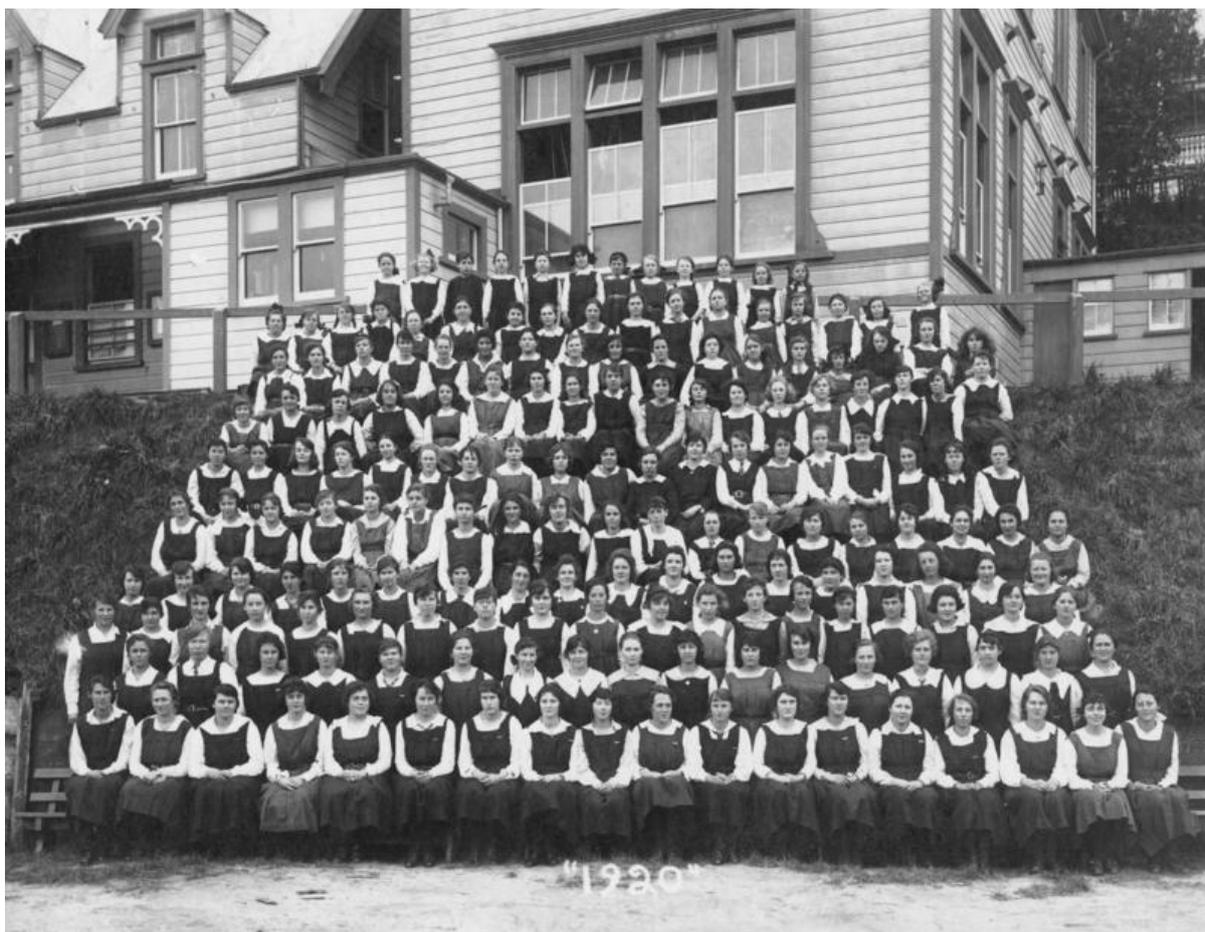


Figure 87 Group portrait of pupils at Napier Girls High School taken in 1920, donor Miss Bowman. Source: MTG Hawke's Bay Object Nos. m82/13, 15993, 80629

In 1939 with the outbreak of World War II compulsory air raid practices were taken seriously and the school took pride in being able to get everyone under its five shelters within two minutes. English evacuees joined the school, and the girls undertook a huge amount of work supporting war projects: Finnish Relief, Poppy Day, the Red Cross, the Spitfire Fund, and the Patriotic Fund were all given donations. The girls knitted over 500 garments and continued knitting peggy squares for blankets after the war.²³⁷

There were staff shortages during the 1950s exacerbated by the retirement of several long-term teachers. The 75th Jubilee was held at Easter 1958. A debutante ball was held (the first school ball) and the treat for the 500 pupils was a train trip to Eskdale Park for a picnic. The swimming pool was built at the end of the decade and work began on the Hall, which opened in 1960.²³⁸ The Hall wall mural by one of New Zealand's most important artists, Rita Angus, commemorates the merging in 1931 of Napier Girls' High School and Napier Technical College. The mural is not in the Main Building, but in a foyer that opens into it, although it was originally on the back wall of the Hall. In an interesting coincidence, the Angus name is on the foundation stone – Spencer Block was constructed in 1931 by W. M. Angus, the founder of an important construction company and Rita's father.

²³⁷ Blair p.30.

²³⁸ Blair, p. 34; 40



Figure 88 The Rita Angus mural commemorating the merging of Napier Girls' High School and Napier Technical College in 1931. Its symbolism is explained in a wall plaque nearby. Source: Chris Cochran May 2019

In 1970 Hukarere School became a boarding hostel only and the fifty girls began attending NGHS. Te Reo Māori was introduced as a subject throughout the school and over 100 girls joined the Māori Club. The principal Miss James learnt Māori and reached at least School Certificate level.

The 1970s was a decade of building:

- Arthur House was bought for a 6th Form Common Room
- The Club Room was demolished.
- The Theatre Building was opened in 1976.
- The Tunnel was built in 1978.
- McCarthy Block with its Science Room and Common Room opened in 1979.
- A hockey field was constructed on Coote road.²³⁹

²³⁹ Blair, p. 46

The abolition of compulsory hats, berets and gloves was one of the first successful requests of the newly formed School Council. The next uniform change occurred in 1973 when two options: the tartan winter kilt or plain tailored navy-blue slacks, were introduced.²⁴⁰

Further building took place in the 1980s when Arthur House was opened for music and drama, the two old houses at the hostel were replaced by Matthews House and the library was extended to triple its former size. The School Centennial was celebrated at the end of March 1984.²⁴¹

In 1991 the New Zealand Qualifications Authority framework was introduced with a new curriculum. The 4-term school year began in 1996. New senior subjects of Physical Education, Photography, Classical Studies and Drama were added to the school curriculum. More building took place:

- The Spencer Block reopened in 1996.
- 1999 the Walker Block was begun.
- The Games Cupboard, the last relic of Napier Boys' High was re-located to the Green.
- Spencer Quadrangle was transformed by landscaping.²⁴²

Kirsten Franklin won first equal in the National Bank Senior Science competition in 1990 and in 1993 Jody Foster represented New Zealand at an International Youth Science Forum in London.²⁴³

In the 1990s Hukarere girls left to go back to their own school. There was growing concern about the impact of co-educational schools on single sex schools and talk of the latter closing in Hastings, but towards the end of the 1990s the NGHS roll began to grow until it was necessary to introduce an enrolment scheme in 1997.²⁴⁴

The hostel was an important part of the school from its opening. In 1884 they had small rooms upstairs above the classrooms until the first hostel was built on the same site as the current one. The Principal lived there until 1961.²⁴⁵

The 1931 earthquake destroyed most of the hostel buildings so tents were set up on the top tennis court to accommodate people. There were not enough tents, so the staff used stacked chairs from the Hall covered with curtains as temporary shelter. The Wairoa girls left by boat and after 48 hours there were only 5 people remaining in "Ad Lucem Camp." The boarders stayed in various temporary arrangements for the next few years until the new hostel opened on 30 October 1940. Another wing was added in 1961 and the hostel was renamed Hewett House in 1962.

Principals

²⁴⁰ Blair, p. 47

²⁴¹ Blair, p. 50

²⁴² Blair, p. 58

²⁴³ Blair, p. 58

²⁴⁴ Blair, p. 57

²⁴⁵ Blair, p.74

1. **Mary E.G. Hewett 1884-1892** Associate of Queen's College London – a highly valued qualification because women were not able to get University Degrees at the time.
2. **1893-1901 Minnie E.G. Matthews** LLA St Andrew's Scotland. She taught Botany, Mathematics, Geography, French, English, Scripture and Drill
3. **1901 1910 A.E. Jerome Spencer BA, OBE.** First year pupil, studied extra-murally for her BA. First woman on school's Board of Governors from 1931-1945. Founded the Old Girls' Association 1908 and the Country Women's Institutes of New Zealand.
4. **1910-1926 Violet M. Greig** MA BSc. Inspired high ideals and proud record of academic success. Taught all forms. Later Principal of Wellington Girls' College. School song written by Miss Duncan (Head of Junior School) with music by Mrs Collet (Music) for her farewell.
5. **1926-1939 Doris M. Arthur MA Edinburgh.** Wrote words to school hymn *Ad Lucem* set to hymn tune no. 430 from Scottish Hymnary and introduction of Gift Service. Oversaw destruction caused by 1931 Earthquake and rebuilding.
6. **1939-1953 Elva M. McCarthy MSc (Hons)** Brilliant scientist with Honours in Botany and valued the Arts - gifted the school art works including the Rita Angus Mural. Founded Parent Teacher Association and revived Old Girls' Association. Taught science during staff shortages throughout difficult war years.
7. **1953-1961 Audrey Naumann MA (Hons)** in English and French from Victoria University of Wellington. ATCL in Piano performance. Oversaw numerous changes including first summer uniform. Staff shortages led to the first men on the staff. Chose Rita Angus to paint commemorative mural unveiled by Miss McCarthy November 1960.
8. **1961-1968 E. Jean Wilson MA.** Abolished the dreaded Disorder Mark system, made changes to winter uniform and introduced new sports uniforms.
9. **1969-1989 Rosemary E. James MA OBE** mathematician and musician. Longest serving principal. Introduced Te Reo Maori and system of Deans Vertical Forms and School Council.
10. **1989-1998 Yvonne Walker BA** began Founders' Day celebrations. Wonderful refurbishment of Spencer Building and planning of Walker building underway when she died.
11. **1998-2005 BA Claire E. Hague (Hons) LRSM LTCL, ONZM** Deputy Principal during Miss Walker's illness, previously Head of English. Managed disruption caused by construction of Walker and Hague buildings.

Spencer Building (Main Block)

The architect of the Spencer building was J.T. Mair, who had been born in Invercargill on 12 October 1876 the son of a carpenter who later became a building contractor and the Mayor of Invercargill.²⁴⁶ After travelling to the United States and Britain for additional training Mair

²⁴⁶ <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

returned to New Zealand via Europe and designed the Presbyterian First Church in Invercargill in 1910, an outstanding Romanesque design with Byzantine elements that was the cornerstone of his reputation as an architect.²⁴⁷ In 1910 he set up his practice in Wellington and concentrated on domestic work.²⁴⁸ He became the Department of Education architect from 1920 and succeeded John Campbell as Government Architect in 1923 holding the position for the next 18 years.

As Government Architect Mair was responsible for most of the government buildings erected in New Zealand, many of them involving significant departures from tradition and precedent in style and construction methods. During this period modernist architectural precepts displaced the revivalist styles favoured for public buildings in the past; construction methods began to utilise concrete and structural steel instead of brick and timber.



Figure 89 View of Napier Girls' High School showing rear of Main block on skyline. Source: By Kiwichris - Own work, CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=42866431>

Rotorua's Blue Baths, designed in 1929 in the Spanish mission style, are notable among the buildings built by the Public Works Department while he was government architect. Among his many other buildings were courthouses completed in Hamilton (1931), Ashburton (1938) and Blenheim (1939); and post offices in Napier (1930), High Street, Christchurch, and Cambridge Terrace, Wellington (1932), Tauranga (1938) and Lower Hutt (1943).²⁴⁹

In 1940 Mair was elected a fellow of the Royal Institute of British Architects; after retiring in 1941 he received honorary life membership of the New Zealand Institute of Architects. He was for many years a member of the Town-Planning Institute of New Zealand. He died tragically on 26 November 1959, survived by his son, a Wellington architect.²⁵⁰

²⁴⁷ Mew & Humphries, 2014, p. 197; <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

²⁴⁸ <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

²⁴⁹ <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

²⁵⁰ <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

Alterations: In the 1950s Spencer Block received the first of many additions with the new staffroom upstairs and a further Science laboratory downstairs.²⁵¹

Spencer Block reopened in 1996 winning a Supreme Award for its renovations – the first of three major projects by architect, Paris Magdalinos.

A significant addition has been made to the central section on the rear elevation, opening the building to a courtyard space. Alterations have also been made at the eastern end, connecting the Main Building to a newer building.

Notable people: J T Mair, Government Architect; W M Angus, building contractor, principals: Misses Hewett, Matthews, Spencer, Greig, Arthur, McCarthy, Naumann, Wilson, James, Walker, Hague.

Architectural style/description: The Main Block of the Napier Girls' High School is a remarkable and impressive structure, a timber building of considerable size and height, its presence emphasised by its prominent location on Clyde Road as it runs along the crest of Bluff Hill.

A concrete wall with iron railings runs the full length of the building on the road boundary, with the building set back enough to allow a path and narrow strip of garden in front of it; symmetrical flights of steps rise to a landing and front door in the middle of the building. This central section is a beautiful and restrained piece of Classical design, with four plain fluted pilasters²⁵² rising through two storeys to support a fascia which is decorated with just a dogtooth moulding and the name of the school. The weatherboarding here is wide flush boards in imitation of stonework, while the long classroom wings that stretch out symmetrically on either side are clad in narrow lapped weatherboards boards. The windows in the central section have glazing bars in interesting geometric patterns, while the windows of the two wings are divided into small panes in three sashes each. They are large and tall, in banks of six, providing ample natural light to the high-ceilinged classrooms. The roof is hipped, the central section with its own hipped roof, these shapes giving the building a contained and finished form; the roof is clad in corrugated iron.

The interior is notable for beautiful joinery – doors, panelling and finishing timbers – executed in rimu; it survives in remarkably authentic form.

The building is Stripped Classical in style, most obviously in the form and detailing of the central bay, and in the strict symmetry and plainness of the two wings. It employs quite conventional materials and construction details for the time but disposed in an original and inventive way to make an educational building of some distinction.

Theme: Education

Hapu/Iwi:

References:

²⁵¹ Blair, p. 34.

²⁵² Pilasters are columns but attached to the wall, not freestanding; two of them here are just half pilasters.

Blair, Mary-Jane, (ed). 2009. *Celebrating 125 Years of Napier Girls' High School: 1884-2009*. GEON Hawke's Bay. Limited print run 1000.

Foundation Stone of Spencer Building.

<https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

https://en.wikipedia.org/wiki/Napier_Girls%27_High_School

MTG Hawke's Bay collections on-line

Recommendations: Schedule as **Outstanding** including Interior

2.11 Clyde Road, no. 17: Samuel Begg's House

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable): N/A

Type of site: Archaeological site, V21/489; historic place

Address: 17 Clyde Road

Legal Description: PT SUB SEC 85 NAPIER (CT 63/117)

Construction date: 1860s



Figure 90 17 Clyde Road from the gate Source: Chris Cochran May 2019



Figure 91 17 Clyde Road. Source: Chris Cochran May 2019



Figure 92 View over fence into backyard of 17 Clyde Road Source: Chris Cochran May 2019



Figure 93 Extent of 17 Clyde Road Source: Napier City Council property on-line

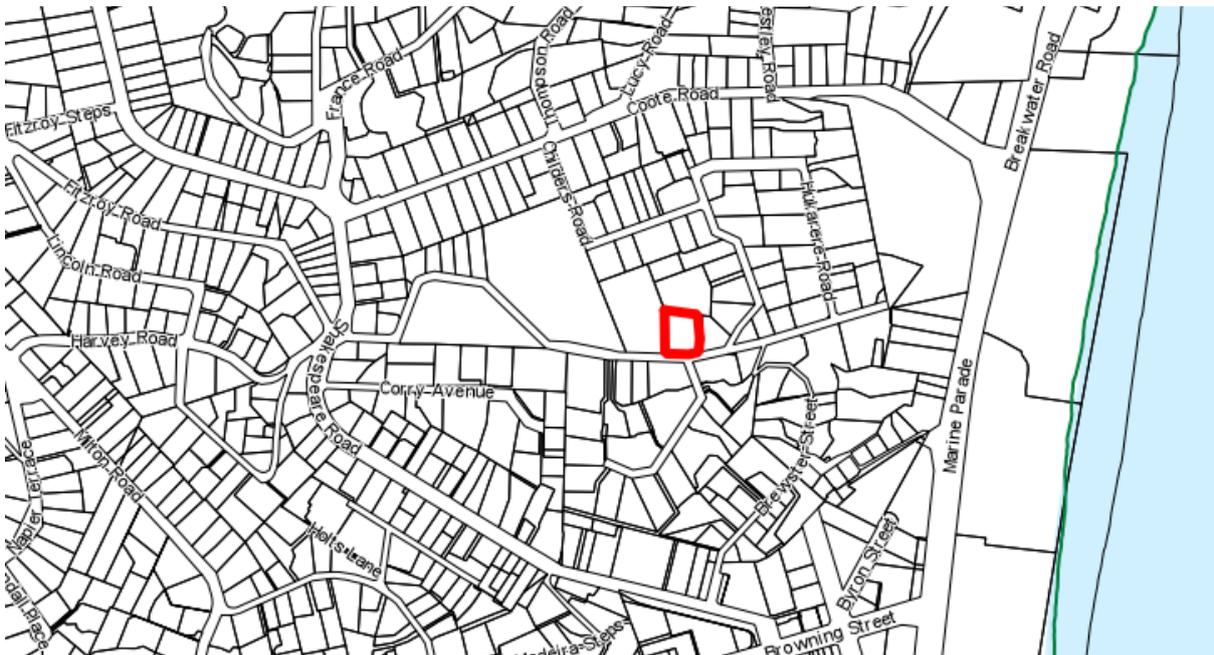


Figure 94 Location of 17 Clyde Road. Source: Napier City Council GIS on-line

Architect: Unknown

Builder: Unknown

Original function/use: House

Original owner: Samuel Begg

Current use: House

Current owner:

Significance: Aesthetic, archaeological, architectural, historical, social, technological.

Summary:

The house is associated with a prominent early merchant, Samuel Begg. It is an important example of an early colonial cottage, added to over time, and retaining much of its original exterior fabric and character. It is one of the earliest surviving structures on Hukarere Hill, adding to the variety of the architecture and the townscape qualities of the area.

History:

Samuel Begg (1813-1879), his wife Agnes (1824-1912), and their seven children arrived in Napier on 2 February 1860, having travelled from London to New Zealand on the *Wild Duck* (*Hawke's Bay Herald*, 4.2.1860). Samuel Begg had been born in the West Indies and travelled to London where he married Agnes. John Begg (most likely Samuel's brother) was already in Napier by this time, having received a Crown Land Grant for Suburban Section 85 on 16 February 1859. John had apparently reserved some of this land for Samuel and transferred it to him upon arrival in New Zealand, as in May 1860, Samuel had placed a newspaper advertisement for Town Section 446 in Coote Road and "a portion of adjoining Suburban Section No. 85, in desirable dwelling house lots approached by a good road 20 feet wide" (*Hawke's Bay Herald*, 12.5.1860).



Figure 95 Part of Plan of Napier. C. 1876 by James Rochfort. Source: MTG Hawke's Bay object nos 87731, 7813



Figure 96 Part of Bowman Plan X c. early 1880s showing 17 Clyde road at bottom of picture. Source: MTG Hawke's Bay Bowman Plan X

Portions of the house date to the early 1860s, possibly slightly earlier, (though the date of construction is generally attributed to 1860). The house was given the name 'Prospect', with Mrs Begg placing advertisements for staff needed at Prospect over the decades (the first mention of this name was published in early 1865). Rooms were added from early on to accommodate a growing family, and Frederick Bowman's map of Napier lots in the 1880s shows that the outline of the house then is much as it is today – with only small extensions added after that point.

Begg family oral history is that a house was built at 6 Gladstone Road by Samuel Begg for one of his daughters as a wedding present in 1874; this house was removed in 2002. The Begg family retained ownership of the house at 17 Clyde Road into the early twentieth century.

Style/Description: The Samuel Begg House, with its origins dating back to the 1860s, has all the hallmarks of an early colonial cottage – these include small scale shapes and forms, steep-pitched gable roofs and lean-to roofs, dormer windows (indicating small bedrooms tucked into the roof spaces), exposed brick chimney, and plain lapped weatherboard cladding with corrugated iron on the roof. It is also remarkably plain and undecorated. And in the best tradition of these Colonial buildings, it has grown over time, so that today it is a remarkably rich composition of geometric shapes and forms, with gables facing in all four directions and several lean-tos.

The layering of history and the sequence of construction would be difficult to piece together today unless there happened to be documentary evidence, rare for a building as early as this one. There are obvious stylistic changes in elements such as the joinery, where the double-hung windows pre-date the casement windows of the main (east) elevation; these windows, and the exposed rafter ends, indicate a date for this addition of the 1920s or 30s.

The house occupies a prominent site on Clyde Road, opposite the end of Onslow Road. It has a well-treed garden, with outbuildings, and a neat picket fence and gate to the Clyde Road frontage; there is no footpath in this part of the road.

Notable people: Samuel Begg

References:

Bloomer, Peter. Unpublished research and archival material held by Elizabeth Pishief.

Bowman, Frederick. 'Map, Napier Land Lots, Sheet X', 1880s. MTG Hawke's Bay.

<https://collection.mtghawkesbay.com/objects/72501>.

'Page 6 Advertisements, Column 1'. *Hawke's Bay Herald*, 12 May 1860. Via paperspast.natlib.govt.nz.

'Port of Napier'. *Hawke's Bay Herald*, 4 February 1860. Via paperspast.natlib.govt.nz.

Theme: Settlement, commerce

Hapu/Iwi:

Sociocultural connections: The Begg family

Hapu/Iwi:

Recommendations: Schedule as significant

2.12 Clyde Road, no. 25: Taumata House

Schedule Number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Historic place, archaeological site

Address: 25 Clyde Road, Napier

Legal Description: PT LOT 2 DP 6941; Lot 3 DP6941, CT 177/28

Construction date: 1873; 1913



Figure 97 View of the seaward-facing east elevation of Taumata House. Source: Chris Cochran May 2019



Figure 98 The side elevation of the single storey addition, facing Clyde Road and south. Source: Chris Cochran May 2019



Figure 99 Extent of 25 Clyde Road Napier Source: Napier City Council property on-line

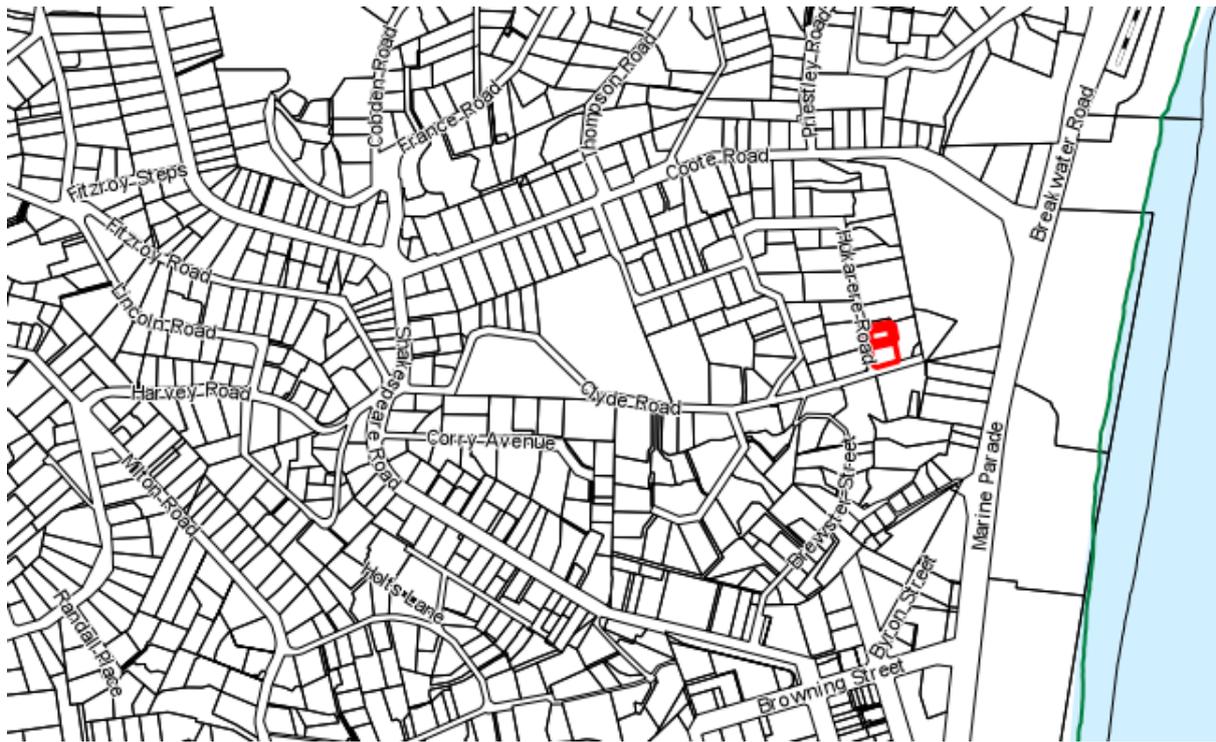


Figure 100 Location of 25 Clyde Road, Napier Source: Napier City Council property on-line

Architect:

Builder:

Original function/use: Single family residence

Original owner: Bishop William Williams

Current use: Multi-unit residence

Current owner/s:

Significance: Historical, social architectural.

Summary:

Taumata is associated with people important in the early religious life of the city and region the Williams' family; it was built by the first Bishop of Waiapu and lived in by two subsequent Bishops, Stuart, and William Leonard Williams. It has architectural interest as a substantial dwelling of the 1870s, on a commanding site. It is also notable for being the early home of notable writer Mary Scott the daughter of Bishop Stuart.

History: Bishop William Williams arranged for house to be built for his son Archdeacon William Leonard Williams on south-east corner of his land facing Clyde Road. Work began in April 1873 and the family moved in 6 months later, naming the house Taumata (meaning summit or hilltop).²⁵³ The family moved to Gisborne 1877 and Taumata was leased.

²⁵³ Frederic Wanklyn Williams, *Through Ninety Years 1826-1916: Life and Work Among the Maoris in New Zealand: Notes of the Lives of William and William Leonard Williams (First and Third Bishops of Waiapu)* (Whitcombe and Tombs, n.d.), p.287.

It was later purchased by Church Mission Trust Board for Bishop Stuart's use.²⁵⁴ Bishop Stuart had been a missionary in India and was the maternal grandfather of Mary Scott, described by Lydia Wevers in her Te Ara biography as “something rare in New Zealand literature: a highly successful, prolific, comic and realistic woman writer.”²⁵⁵ After Mary's father Marsden Clarke died in 1889, she, her mother and sister shifted to Napier and lived at Taumata, with Bishop Stuart. Bishop Stuart resigned in 1893 and went to Persia to be a missionary in 1894.²⁵⁶ She had an ‘ideal childhood supervised by an elderly nurse while their mother taught music. Both she and her sister became excellent horsewomen. Mary went to Napier Girls’ High school as a boarder in 1900 but when the family’s fortunes improved, they moved to Auckland and she attended Auckland Grammar School and from 1905 Auckland University. During the 1880s some members of the Webb family, later of Ormondville, lived here for a few months when they first arrived in Napier from England.

In 1895 Archdeacon W.L. Williams after being consecrated Bishop of Waiapu moved back to Napier and took up residence at Taumata, which had been vacated by Bishop Stuart. He occupied the old Taumata house for the remaining years of his life.²⁵⁷ He was consecrated Bishop of Waiapu on 20 January 1895.

Alterations

In 1913 a second storey added to the house.²⁵⁸ Bishop Leonard died at Taumata on 24 August 1916.²⁵⁹

In the 1940s the house was turned into flats by Wally Atherfold who built the walkways and modified the small buildings on the western side of the road for garages and modernised with stucco and new roofs. Previously these had been as used as accommodation for visiting clergy. (pers. comm. Mrs Atherfold c. 1995). The lower part of these little two-storied buildings may have also served as wash houses etc. At this time, the staircase which had been constructed for the second floor was removed.

²⁵⁴ Williams.

²⁵⁵ <https://teara.govt.nz/en/biographies/4s14/scott-mary-edith>

²⁵⁶ Williams, p. 329; Stephan Donald, “Back to the Future” in *The Gift Endures: A History of Waiapu Diocese*, p. 81

²⁵⁷ Williams, p.344

²⁵⁸ Building permit,

²⁵⁹ Frances Porter, ‘Williams, William Leonard’, in *Dictionary of New Zealand Biography* (Te Ara - the Encyclopedia of New Zealand, September 2003), <https://teara.govt.nz/en/biographies/2w24/williams-william-leonard>.



Figure 101 View of Napier Hill from the Bluff Hill domain looking south, thought to have been taken in 1877 or 1878. Napier prison and the lighthouse are visible on the left side of the photograph. The Hukarere homestead on Hukarere Road, the Taumata homestead on Clyde Road, and Hukarere Māori Girls School are also visible. Photographer, probably F.W. Williams: Source: MTG Hawke's Bay object nos. *Album 2, 306, 78085.*



Figure 102 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. The Asylum is in the foreground of the image. Behind the Asylum complex is Napier Prison and the lighthouse. Hukarere Māori Girls' School is located further up the hill on the right side of the photograph. Behind the school is the Hukarere Homestead, which was the home of Bishop William Williams and his family. Photographer: W.H. Neal. Source: MTG Hawke's Bay object nos. 50/80, 698, 78471

Notable people: Bishops William Williams, William Leonard Williams, Edward Stuart, Mary Scott writer,

Style/Description: Taumata is a large two-storey villa, making most of its commanding site at the end of Clyde Road with a full-width verandah facing east and out to sea. This side is now somewhat cramped by a modern house close by, but the back yard to Hukarere Road and especially the side yard to Clyde Road allow good views of the house. The early and main part of the house is now somewhat altered, on the Hukarere Street (west) side by walkways and modern in-fill service rooms, presumably for the subdivision of the house into flats. On the Clyde Road (south) side, there is a single storey addition which, although attached to the main house, reads as an independent living unit, with a porch and door facing Clyde Road, and a bay window with a hipped roof facing east and out to sea.

The house is timber-framed, clad in lapped weatherboards, with (generally) double-hung windows, while the roof is hipped (with a long valley gutter running between the two main hips) and cladding of corrugated iron. Three brick chimneys are still standing. While prominent because of its size and setting on Hukarere Hill, its landmark qualities are lessened by unsympathetic changes to the west elevation especially.

Note: Interior not inspected.

References:

Bluck, John (ed.) 2009, *The Gift Endures: A History of Waiapu Diocese*, Diocese of Waiapu

Mackay, Joseph Angus. *Historic Poverty Bay and the East Coast, N.I., N.Z.* Gisborne: Joseph Angus Mackay, 1949. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-MacHist-t1-body-d19.html>

Orange, Claudia, ed. *Ngā Tāngata Taumata Rau*. Vol. 4. Auckland: Auckland University Press and Te Tari Taiwhenua, 1998. <https://maoridictionary.co.nz>

Porter, Frances. 'Williams, William Leonard'. Dictionary of New Zealand Biography, September 2003. <https://teara.govt.nz/en/biographies/2w24/williams-william-leonard>

Scott, Mary. 1966. *Days that have been*.

Wevers. Lydia 'Scott, Mary Edith', Dictionary of New Zealand Biography, first published in 1998, updated September 2003. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4s14/scott-mary-edith>

Williams, Frederic Wanklyn. n.d. *Through Ninety Years 1826-1916: Life and Work Among the Maoris in New Zealand: Notes of the Lives of William and William Leonard Williams (First and Third Bishops of Waiapu)*. Whitcombe and Tombs.

Theme: Settlement, religion, ecclesiastical

Hapu/Iwi:

Cultural connections: Anglicanism, ecclesiastical

Recommendations: Schedule as significant

2.13 Coote Road no. 22: Old Bakery/store

Name: 22 Coote Road, former Bakery

Schedule number:

NCC Heritage Group:

Type of site: Historic place

Address: 22 Coote Road

Legal Description: Lot 1 DP 469895

Construction date: 1870/80s?



Figure 103 22 Coote Road. Thompson Road is on the left and Coote Road on the right. Source: Chris Cochran May 2019



Figure 104 Aerial photograph showing property boundary for 22 Coote Road. Source <https://www.gis.napier.govt.nz>

Architect: Unknown

Builder: Unknown

Original function/use: Bakery?

Original owner: Robert France (settler)

Current use: Residence

Current owner: Scollard Holdings Ltd.

Significance: Historic, social.

Summary: 22 Coote Road is significant for its association with an early Hawke’s Bay settler Robert France whose legacy to the children of Hawke’s Bay is still current. It has value as an early store and bakery that provides information about the early European settlement of Napier Hill and subsequent use of commercial buildings as domestic residences, in this case flats. It has social and historic significance for the illuminating stories about early European settlers of Napier and their different lifestyles.

History: The property at 22 Coote Road is located on Town Section 443. The original owner of TS 443 was Robert France (b. about 1813 d. 29 November 1887) who also owned Town Sections 435, 438, 440, and 444.²⁶⁰ which are all located on the northern side of Coote Road between France Road and Lucy Road. Robert France was said to have deserted his wife Eliza during the 1860s without providing her with maintenance (see figure 105).

²⁶⁰ Mills, 2007

MR ROBERT FRANCE, of Napier, having **DESERTED HIS WIFE** without making any provision for her maintenance,—This is to give notice that she will retain the possession she now holds of **ALL PROPERTY** of the said **ROBERT FRANCE**, Freehold or otherwise, until a suitable maintenance be allowed her, or until she be legally ejected: And all Persons interested in the payment of Monies to the said **ROBERT FRANCE** are hereby warned not to pay same unto any Person or Persons whomsoever, until some provision for the maintenance of his Wife be made.

JOSHUA CUFF,

Solicitor to Mrs Eliza **France**.

17th Jan., 1867.

Figure 105 Excerpt from *Hawke's Bay Times*, Volume IX, Issue 449, 24 January 1867. Source <https://paperspast.natlib.govt.nz>

Robert France died on 29 November 1887²⁶¹ and is buried in the Old Napier Cemetery next to Eliza. The cemetery record describes him as the founder of the France Orphan Trust (New Zealand Cemetery Records on Ancestry.com). Upon his death, he bequeathed any income arising from his properties (after funeral expenses and any debts) to the support and education of destitute orphan children in Napier and Petane (see figure 106).

²⁶¹ Death notice for Robert France. *Hawke's Bay Herald*, Volume XXII, Issue 7913, 30 November 1887. Source: <https://paperspast.natlib.govt.nz>

"A"

This is the last Will and Testament of me Robert France of Napier in the Provincial District of Howkes Bay Settler.

After payment of all my just debts funeral and testamentary expenses I give devise and bequeath the income arising from my property of whatever nature it may be for the support and education of destitute orphan children in the town of Napier and Petane for ever these children may be of any denomination but shall not be taught any religious creed by their teachers during the time they are at school, but the children are to be reminded that the Bible is the word of God, and that they ought to read it, study it, and be entirely guided by its teaching of God, and that they ought to read it, study it, and be entirely guided by its teaching

when the children leave school I wish each boy ^{and} girl to have a Bible given to them as a gift from me, also a little pamphlet written by me which contains my religious experience from the age of fourteen until I was about twenty.

I give devise and bequeath unto Alice Catherine Parr my property situate in Coote Road and being western portion of Suburban Section No 435 Napier - having a frontage of forty five feet to Coote Road by the full depth northward with the buildings thereon and furniture for her sole and separate use and free from the control of any husband with whom she may intermarry such bequest to be a just charge upon my property after payment of all my just debts. and I hereby appoint Frederick Townshend of Napier Settler and Edward Bibby of Waipawa Storekeeper to be my executors

Figure 106 Excerpt from the will of Robert France. Source:

<https://www.familysearch.org/ark:/61903/3:1:33S7-95LY-DY3?i=334&cc=1865481&personaUrl=%2Fark%3A%2F61903%2F1%3A1%3AKDTM-PYR>

It is unknown when the property at 22 Coote Road was built, but it was not present in an early photo of Coote Road that was taken around the 1860s or 1870s (figure 107). It is present on Bowman's 1880s map of the area (figure 108), and in 1887 appears to have been owned by Timothy Condon (figure 109).



Figure 107: View of Coote Road taken from Napier Hill around the 1860s or 1870s. 22 Coote Road does not appear in this photograph, indicating that it was built after this photograph was taken.
Source: <https://collection.mtghawkesbay.com/objects/75402>

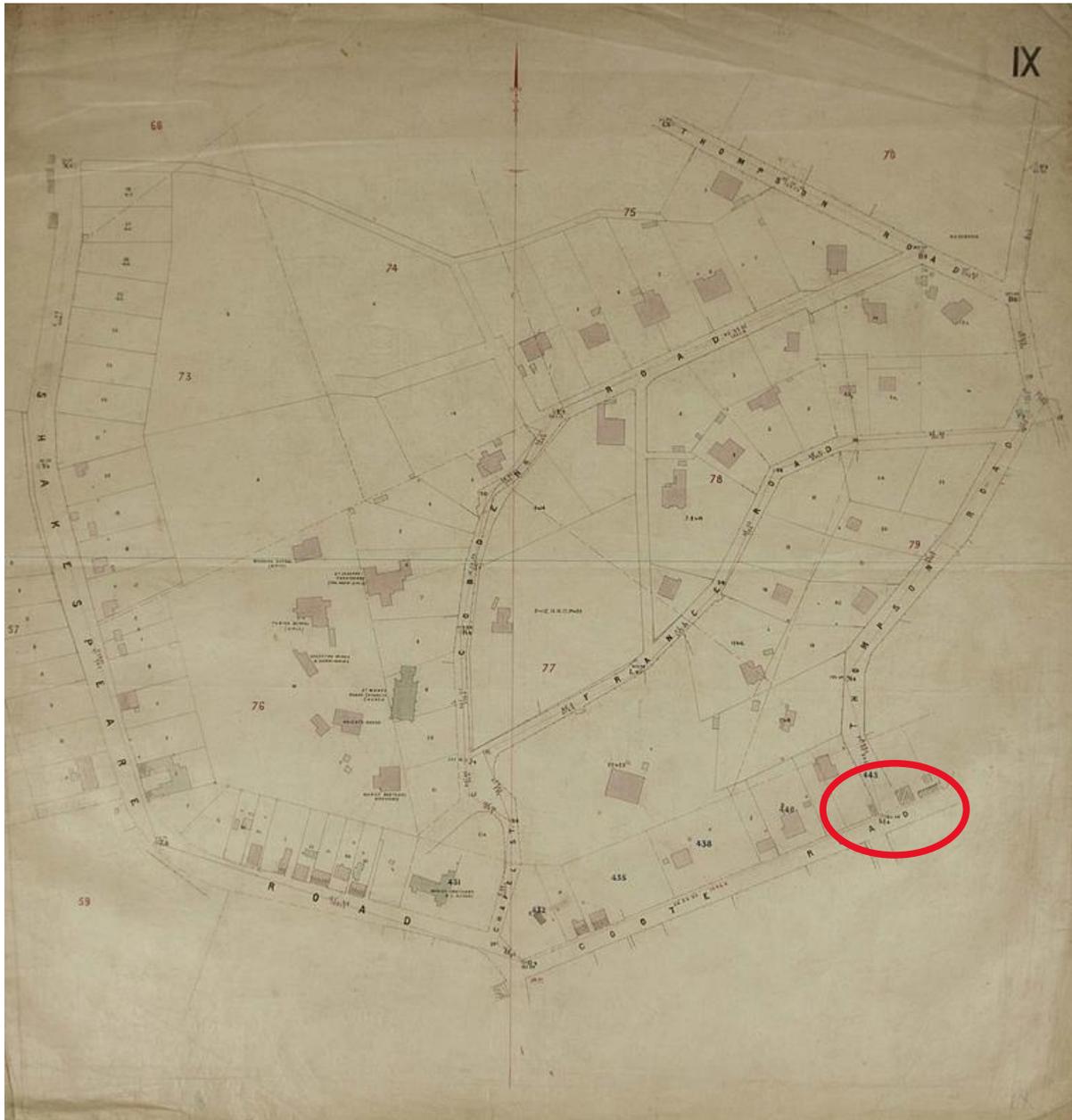


Figure 108 The property at 22 Coote Road appears on Sheet IX of Bowman's 1880s map of Napier <https://collection.mtghawkesbay.com/objects/72500>

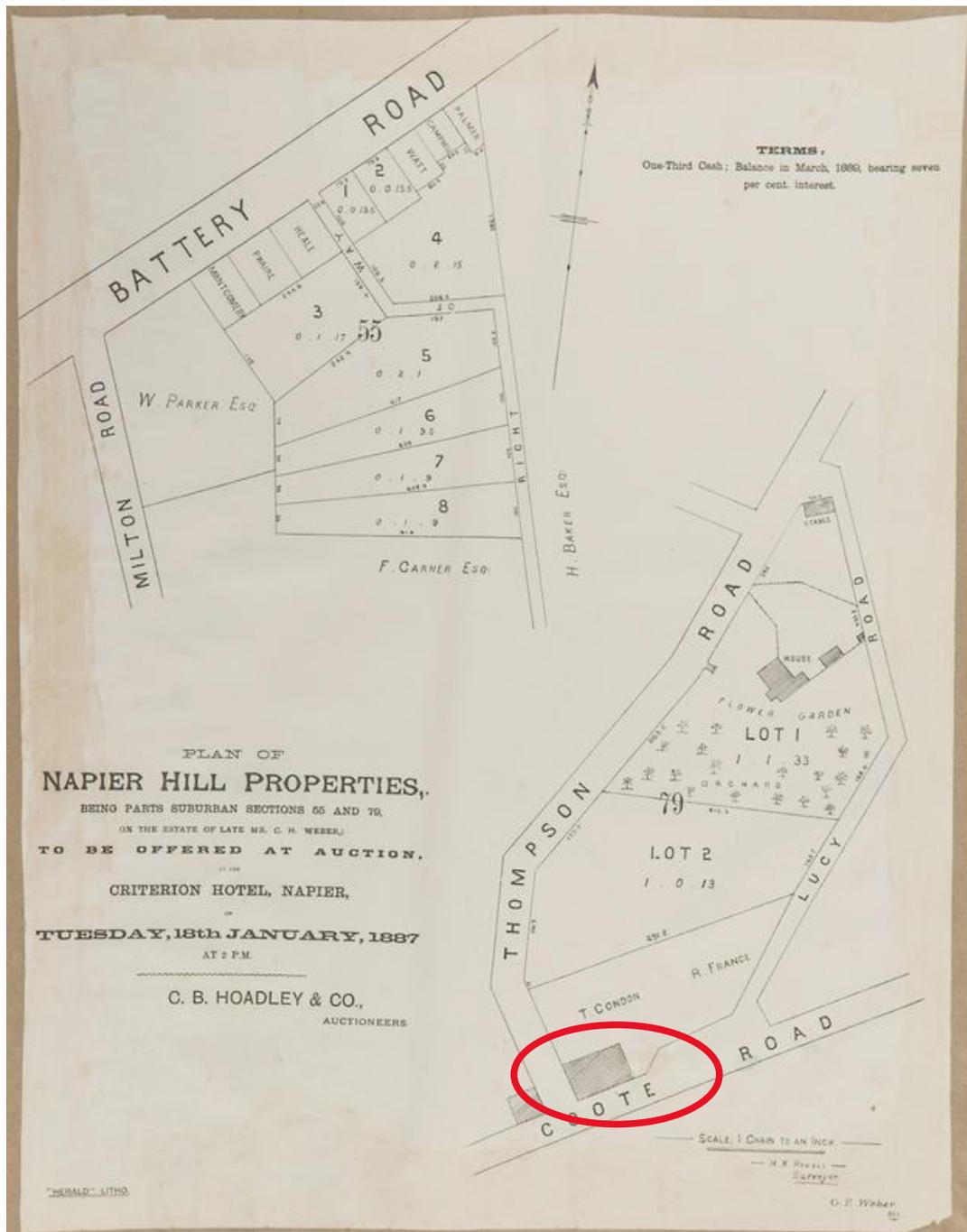


Figure 109 Plan of Napier hill properties. Being parts suburban sections 55 and 79, in the estate of the late C H Weber. January 1887. 22 Cootes Road is indicated by the red circle. (Note: this was not part of the land lots for sale). Source: <https://collection.mtghawkesbay.com/objects/74696>

Timothy Condon (b. about 1855 in Ireland) was a baker, and this may account for the retail like appearance of 22 Cootes Road. In April 1888, Condon was declared bankrupt under the “Bankruptcy Act, 1883” (figure 110), and later that year was charged with fraud under the Bankruptcy Act (figure 111). In 1891 he was sentenced to 4 days hard labour for an indecent act while drunk (figure 112), and on 1 December that same year he met with a serious accident and was thrown from his cart on Shakespeare Road (figure 113). He died from his injuries on 18 December 1891 and was survived by his wife Kate Ryan and daughter Ellen.

Ellen died in 1893 aged 13 years old and Kate died in October 1942. They are all buried in the Old Napier Cemetery.²⁶²

Bankruptcy.



IN BANKRUPTCY.

In the matter of "The Bankruptcy Act, 1883 and the several amendments thereof, an re **TIMOTHY CONDON**, of Napier, Baker.

I HEREBY give notice that a First Dividend at the rate of 5s in the £1 will be payable at my office on and after FRIDAY the 27th day of April, 1888.

J. F. JARDINE,
Deputy Official Assignee.

504

Figure 110 Timothy Condon was declared bankrupt in April 1888. *Hawke's Bay Herald*, Volume XXIII, Issue 8037, 26 April 1888. Source: <https://paperspast.natlib.govt.nz>

perjury. The other case was that of **Condon**, a baker, charged with fraud under the Bankruptcy Act. He was charged with having received and appropriated to his own use, after his bankruptcy, money due to his estate, and entered it in the books as having been received prior to his bankruptcy. It was understood that another charge of concealing property belonging to the estate would be preferred. In both cases it was necessary that there should be intent to defraud, but if the Grand Jury were satisfied that a *prima facie* case was made out they need not require proof of the intent to defraud. The Act seemed to throw on the prisoner the onus of proving absence of intent. It would be enough for the Grand Jury, however, if they were satisfied that he had received money and made a false entry in the book.

Figure 111 Timothy Condon was charged with fraud under the Bankruptcy Act in 1888. *Hawke's Bay Herald*, Volume XXIII, Issue 8143, 28 August 1888. Source: <https://paperspast.natlib.govt.nz>

²⁶² <https://ancestry.com>

Timothy Condon, for drunkenness, was fined £1 and costs. The same defendant was also sentenced to four days' hard labor, for committing an indecent act while drunk.

Figure 112 Timothy Condon was sentenced to 4 days hard labour for committing an indecent act while drunk. Hawke's Bay Herald, Volume XXVI, Issue 9060, 26 August 1891. Source: <https://paperspast.natlib.govt.nz>

A baker named **Timothy Condon** met with a serious accident yesterday. He was driving his cart down the Shakespeare-road, and when near the Harbor Board offices the vehicle jerked through rising on a stone, and **Condon** was thrown violently to the ground, the wheel of the cart passing over his body. He was picked up and taken home, when it was found that he had received severe injuries.

Figure 113 Accident of Timothy Condon. Hawke's Bay Herald, Volume XXVI, Issue 9143, 2 December 1891. Source: <https://paperspast.natlib.govt.nz>

In 1891 an inquest was held into Timothy Condon's death. He died because of being pitched from his cart while driving near the Harbour Board's office. The jury returned the verdict that he died thought accidentally falling out of his cart caused by the bad state of the lower end of Shakespeare Road.²⁶³

Notable people: Robert France (settler); Timothy Condon (baker)

Architectural style/design: The building at 22 Coote Road stands four-square up to the corner of Coote and Thompson Roads, and given its two-storey height, it has a commanding presence on this site. It was clearly a commercial building, being built up to the street boundaries, but there is otherwise little evidence of this today. It was common for buildings of this type to have a shop entrance right on the corner, on the splayed wall, but today this wall is fully sheathed in weatherboards.

It is a conventional timber-framed building of the time, perhaps from the 1880s, clad in wide rusticated weatherboards, with corrugated iron on the roof. The roof form is hipped, with an internal valley gutter running east – west (parallel to Coote Road). Most of the external joinery is modern (in aluminium), although there is still a pair of double-hung windows on the Thompson Road (west) elevation, and these are likely to be original. A door nearby is modern although in an old frame. The changes have seen the building converted into flats,

²⁶³ *Hawke's Bay Herald* 21 December 1891.

with external fire escapes, and no doubt quite extensive alterations made to the interior layout.

Note: Interior not inspected.

Alterations: As described.

References:

Websites:

Ancestry <https://search.ancestry.com>

Family Search <https://www.familysearch.org/en/>

LINZ <http://linz.govt.nz>

MTG Hawke's Bay online collections <https://collection.mtghawkesbay.com>

Napier City Council GIS <https://www.gis.napier.govt.nz>

Papers Past <http://paperspast.natlib.govt.nz>

Publications

Mills, I.L. 2007. *What's in a name. A history of the streets of Napier*. Thinker Publications, Napier.

Theme: Settlement, commerce

Hapu/Iwi:

Cultural connections:

Recommendations: To be listed on the District Plan

2.14 Coote Road, no. 55: Old Napier Prison

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable): List no. 181 Napier Prison (former) Category 1.

Type of site (archaeological site/historic place/historic area): Archaeological site, V21/300. historic place

Address: 55 Coote Road

Legal Description: LOT 1 DP 22991

Construction date: 1862 and later; northern wall 1906 (gazetted as an archaeological site)

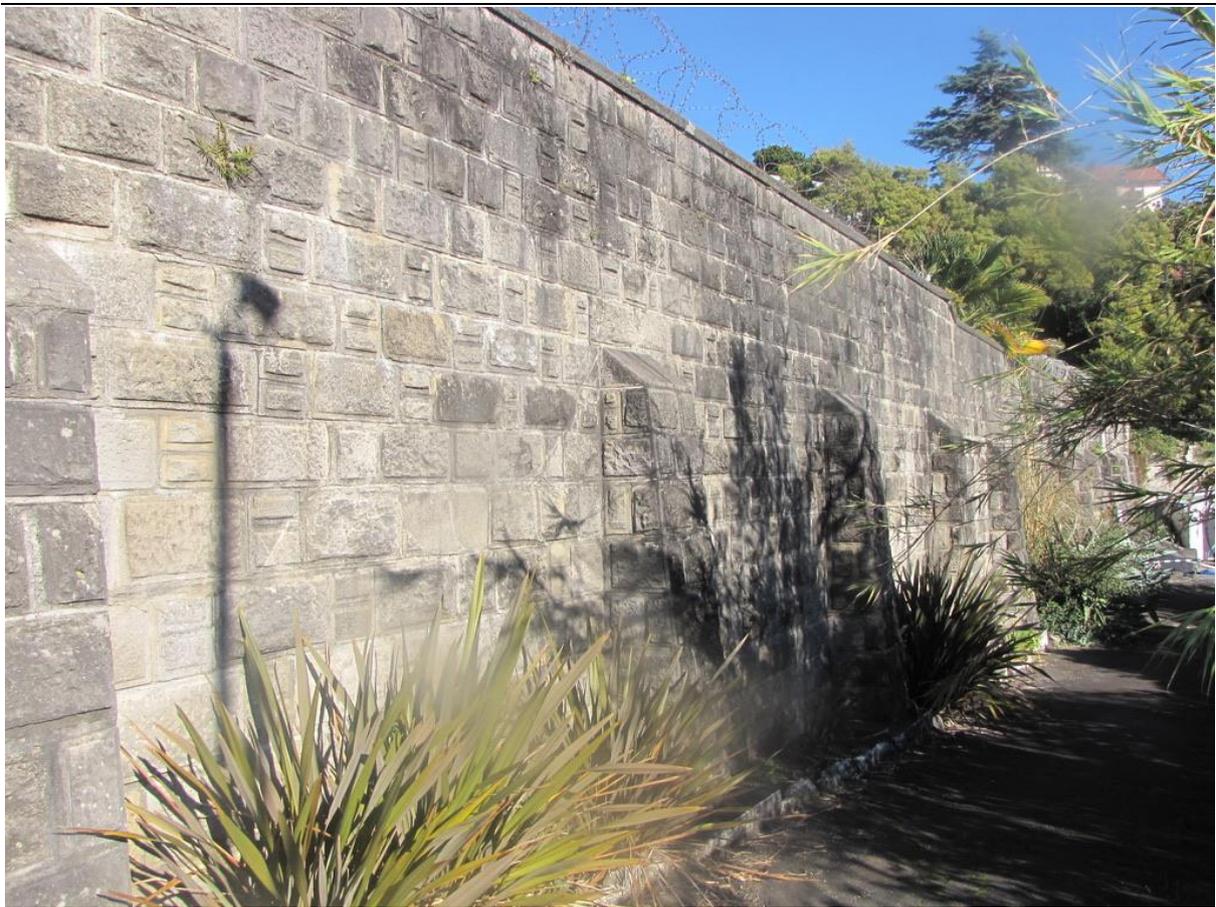


Figure 114 The northern wall of the Napier Prison, built in 1906, the main door at the far end.
Source: Chris Cochran May 2019

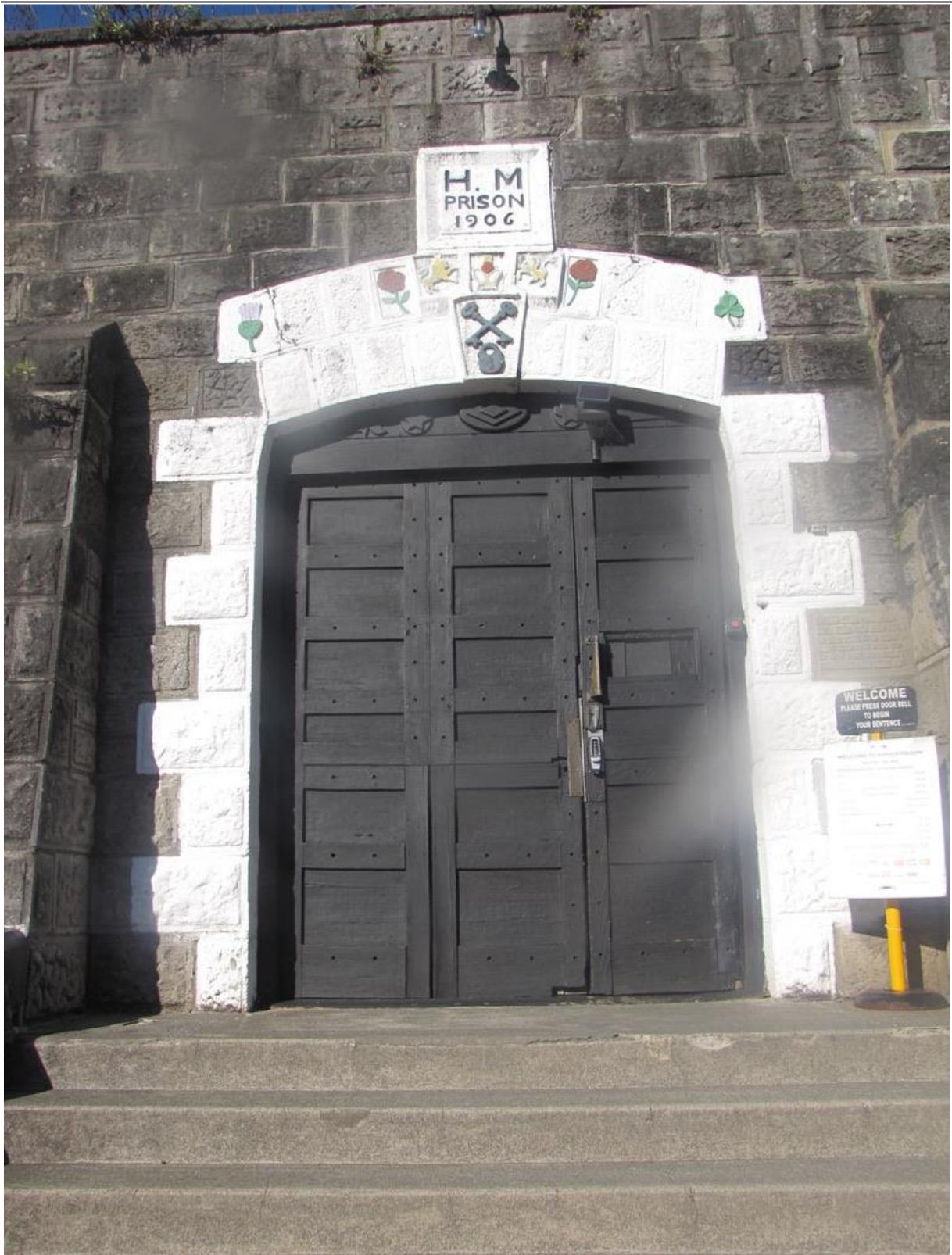


Figure 115 The main door or gate to the prison, part of the stone wall of 1906, with various embellishments making clear the purpose of the structure. Source: Chris Cochran May 2019



Figure 116 Extent of Napier Prison. Source: Napier City Council property on-line



Figure 117 Location of Napier Prison, 55 Cooite Road, via <https://www.gis.napier.govt.nz>

Architect:

Builder: William Miller won the contract to erect the Gaol

Original function/use: Prison

Original owner: Her Majesty the Queen

Current use: Tourist attraction

Current owner: Her Majesty the Queen

Significance: Aesthetic, archaeological, architectural, historical, cultural, social, technological.

Summary: The Napier Prison has extraordinarily strong cultural heritage values, principally for the powerful evocation it imparts of New Zealand's penal system, operating as it did from 1862 to 1993, 131 years. The stone wall of 1906 is a built feature unique in New Zealand, of extremely high aesthetic and technical value, while the more conventional timber buildings of the complex tell an amazing story of life in a provincial prison and of the country's treatment of criminals, among them some very well-known names in New Zealand history. The place has special cultural value to iwi, attributable to the graves in the inner courtyard as well as to those who have been held there; such values could be defined only by iwi.

History:

In 1860, money was set aside by the Hawke's Bay Provincial Council for the building of a new Gaol in Coote Road.

On the 5 July 1861 Edward G. Wright – Director of Works, called for tenders to excavate the foundations of the new Gaol. On the 8th August 1861, he again calls for Tenders to Excavate and level the site. Parties tendering must name two eligible sureties to become bound in the sum of £40, for the due performance of the contract. Mr William Miller's tender was accepted for the sum of £1050 in September 1861. He was later, appointed Gaoler, 15 June 1868. The Gaol was opened in June 1862.

In the Government Gazette, Province of Hawke's Bay dated 17 November 1862, there is published a list of 82 Rules and Regulations of the Napier Gaol, these included Rations, Clothing, Attempts in Escape, Duties of the Guard & General Regulations, among others.²⁶⁴

On the 29 April 1863, tenders were called for to add a new Wing to the Gaol. In May 1863 4410 feet of Totara timber, for fencing the Gaol yard was delivered to the site. Mr A. Bryson was the successful tenderer with his price of £336.²⁶⁵

Women were held in Napier Prison but separated from the men in their own cells. They had various charges against them. No women were held in Napier Prison after 1974.

The Neglected and Criminal Children's Act, 1867, made the Provincial Government responsible for placing children who had committed crimes into Industrial Reform Schools until they reached the age of 21. Previously children as young as 8 years old were held in the Napier Prison.

In the Annual Report of 1870, the hard-labour gangs were employed on the roads and streets about the town. The prisoners completed the new Lunatic Asylum on the Prison Reserve. There was also a draw-well sunk on Gaol premises with a good supply of water found at a depth of sixty feet.

1872: The first hanging at Napier Gaol. Kereopa Te Rau was hanged on the 5 January. He was sentenced to death for the murder of Carl Sylvius Volkner in Opotiki.

²⁶⁴ *Hawke's Bay Provincial Government Gazette*, 17 November 1862

²⁶⁵ *Hawke's Bay Times* 12 June 1863

1873: The hard-labour gang was engaged on work at the Botanical Gardens, quarrying road metal, making and forming roads. All boots used by the prisoners were made on site.

1874: The prisoners building and painting the Bluff Lighthouse. It was first lit in 1874, and the light was powered by the Town gas supply. The first Lighthouse Keepers were Prison Wardens. The Lighthouse was demolished in 1948.

1875: The Napier Lunatic Asylum was completed in June. The daily average number of inmates had been 14 during the previous twelve months.



Figure 118 View of Napier Hill from the Bluff Hill domain looking south, thought to have been taken in 1877 or 1878. Napier prison and the lighthouse are visible on the left side of the photograph. Photographer, probably F.W. Williams: Source: MTG Hawke's Bay object nos. Album 2, 306, 78085

1880: Four Wardens at the Napier Gaol received five shillings and eleven pence each per day, length of service ranged from three to five years. This was about the lowest pay in the Colony. On the 16th June 1880, William George Hewson was found guilty of rape and sentenced to two years with hard labour and to receive twenty-five lashes with a cat o' nine tails.

1884: The second hanging. Roland Herbert Edwards was hanged on the 15 July 1884. He was sentenced to death for the slaying of his wife and four children at Ormondville, southern Hawke's Bay.

1888: *Daily Telegraph* recorded a lad was to receive four strokes with the birch rod. Flogging and whipping also at Napier Prison. Corporal Punishment.

1889: On the 13th May 1889 Haira Te Piri hanged for the killing of the Pook family at Motahi, Poverty Bay. Robbery was the motive for the murder. In the same year, the last hanging at Napier Gaol took place when Makoare Te Wata was hanged on the 28 September for the killing of Robert Gollan at Table Cape, Wairoa.



Figure 119 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. The Asylum is in the foreground of the image. Behind the Asylum complex is Napier Prison and the lighthouse. Photographer: W.H. Neal. Source: MTG Hawke's Bay object nos. 50/80, 698, 78471

1901: A concrete wall was erected at the foot of Coote Road under the Supervision of Warder McNamara.

1903: Gas was laid on in the prison during the year, with a light in every cell, so the prisoners were able to read.

1906: The completion of the Napier Prison Wall. Each stone has been hand crafted by the prisoners. The rock had been carted over from the quarry across the road. Designs in the wall include a yacht, initials, a horse, fossilised shells, stone mason tools, and other patterns. On the inside of the wall, these stones are flat, to prevent escapes. No other Prison in New Zealand boasts a wall like this. The wall is protected with a Category 1 listing by Heritage New Zealand Pouhere Taonga. It is also gazetted as an archaeological site.

1907: The old Asylum was pulled down, and the prisoners used the materials to build two cottages for the warders. Previously officers were required to live as near as possible to the Gaol, so to be within call if required at night.



Figure 120 View of Prison 1909. Two houses, Napier Prison, and the lighthouse are located on the side of Bluff Hill. The stone wall, completed in 1906, is visible on the Napier Prison site. Source: MTG Hawke's Bay object nos m57/11, 1857, 78667

1909: The Attorney General visited Hawke's Bay and mentioned that the gaol buildings were incredibly old, and the accommodation was not satisfactory because sometimes three prisoners had to share a cell and it was government policy to only have one person per cell.²⁶⁶

1910: In April headlines announced: "Closing a Gaol". The government decided it there were too many gaols and the "multiplication of gaols stood in the way of proper classification and reformatory treatment, based upon proper classification. Secondly, because some of these gaols were unnecessary, and the cost of maintaining prisoners in them — probably because prison labour v.as almost wholly unremunerative — was excessive."²⁶⁷

There was a terraced garden at the prison, which provided fresh vegetables for the prisoners' meals. Sometimes they would supply Gisborne Gaol with vegetables when they had surplus. Flowers were grown and sold. They also made money from the sale of sand, stone, and rubble from the Prison Quarry.

1919: Napier Gaol described as a 'criminal manufacturing association by the Rev. J. K. Archer at a meeting of the Council of Churches when the business was the discussion of a motion that a committee should inquire into and report on the treatment of prisoners in the gaols of New Zealand.²⁶⁸

²⁶⁶ *Dominion* 24 April 1909

²⁶⁷ *Evening Post*, 14 April 1910

²⁶⁸ *Otago Witness* 20 August 1919

1931: On the 3rd February the massive Hawke's Bay Earthquake caused considerable damage all over the Bay. At the time of the quake, the muster was 21. There was a gang in the quarry at the time, and some inmates were buried by the rockfall, others had to pull them out. Two were taken to the hospital, where one died.²⁶⁹ Landslides occurred in all directions. The foundations of the prison sunk unevenly in places. Water and sewerage systems were damaged and temporary latrines had to be built. The kitchen and cooking facilities were out of action and a temporary kitchen had to be erected. The wall facing Marine Parade was completely razed to the ground, while the wall facing Coote Road was badly fractured. A party of tradesmen prisoners under a Warder Instructor was sent from Wellington to repair all the damage. One of the Warder's cottages was completely shaken off its foundations. Some prisoners were sent to Wellington Jail.

Over the 131 years in operation, 1862 – 1993 there have been many escapes, suicides, and four hangings at the prison. Some prisoners got out at night, went to town to party, or undertake burglaries etc, without the officers knowing. They knew that they had to be back by the time the Guards opened the cells the next morning. This activity was discovered when an officer was at a party and saw an inmate.

1989: Mangaroa Prison was opened, and Napier was to be closed, but overcrowding at Mangaroa meant Napier was held open for another 4 years.

1993: Napier Gaol was closed on the 6th December. At that time, it was the oldest operational Prison in New Zealand.

Notable people:

Te Kooti Rikirangi Te Turuki: In Napier Gaol awaiting a ship to take them to the Chatham Islands.

Thomas Long: The Government hangman served time at Napier Gaol due to drunkenness and obscene language.

George Wilder spent time at Napier Prison.

Jules Mikus: Murderer of Theresa Cormack spent time in Napier Prison prior to her murder.

Wayne Montaperto: accused of Theresa Cormack's murder, (not guilty)

Terry Clark (Mr Asia): Tried to blow up Waipukurau Post Office then became big time drug dealer and murderer of Marty Johnstone.

John Yelash: convicted of 2nd degree manslaughter and incarcerated here on numerous other occasions for drunkenness and theft.

Ronald Jorgensen: machine gun murder on sly groggers in Bassett Road, Auckland. He was in Napier Prison in 1972

Style/description: The Napier Prison is a complex of structures and buildings, enclosed by a substantial stone wall along its northern edge, high concrete walls to the west and south, and walls and fencing along the eastern side; this edge hovers above the escarpment that drops down to Marine Parade, and there is dense bush along this side too.

The northern wall has a formal and imposing main gate leading into the prison, with keys and lock carved in the keystone of the arch over the door neatly symbolising the purpose of the

²⁶⁹ *Evening Star* 7 February 1931

structure. The wall is a treasury of the stonemason's art, with each stone individual worked with a texture or a symbol, making a rich mosaic of texture and colour. Inside, the buildings are surprisingly low-tech and apparently insecure, since they are (at least from the outside) ordinary timber-framed buildings, with timber weatherboards and corrugated iron roof. The earliest of them, forming a U-shape around the main courtyard, is interesting for its cladding in vertical board and batten. All are single storeyed.

The buildings are anything but ordinary inside however: they are divided into small cells on each side, with a corridor running down the middle, each cell with a heavy door, a small, barred opening to let in light, and the most basic of furniture, generally just a built-in bed. The linings are timber too, mostly flush boarding.

The buildings tell a story of makeshift adaptation as new wings were added, kitchens extended and modified, exercise yards and washing facilities built into left over spaces, secure cells added, and repairs and modest upgrades carried out. Some of this change and growth could no doubt be understood with a careful study of the buildings and the built records. What pervades the whole complex, however, is a feeling of desperation, of anger, and of a tough life, despite the relatively low level of security afforded by the buildings and the surrounding walls (as exemplified by the story above of prisoners having a night on the town).

A startling feature of the interior is the graffiti, which documents some of these feelings, some names, and some crimes and dates; some is scribbled, while there is a distinct artist quality to several of the images. (The present 'curator' of the prison, Marion Waaka, has an encyclopaedic knowledge of the history of the prison, the inmates, and the meaning of this graffiti, and her knowledge should be recorded.)

The complex is quite discreet in the townscape, being high above Marine Parade, with higher ground still above it to the west, and mature trees surrounding it on several sides as well. It is only when a direct approach is made to the prison gate along the sweeping driveway from Coote Road that one gets a good view of the place, and then only of the stone wall.

Note: Interior inspected. The whole complex, including interiors, should be listed.

Theme (e.g., settlement, government, economics): Settlement, law enforcement

Hapu/Iwi:

Cultural connections:

References:

Hawke's Bay Provincial Gazettes in MTG Hawke's Bay

New Zealand Gazettes

www.paperspast.natlib.govt.nz

Recommendations: Schedule as a historic area (Outstanding) Include interiors.



Figure 121 The northern arm of the main U-shaped cell of the Prison. Source: Chris Cochran May 2019



Figure 122 The opposite arm of the U-shaped block, made distinctive by the board and batten cladding. Source” Chris Cochran May 2019



Figure 123 The rear yard on the south side of the complex with a grave(s) on the left, and high concrete walls behind. Houses in Hukarere Road just peep over the fence at the top. Source: Chris Cochran, May 2019



Figure 124 Small yard in the south-east corner of the complex Source: Chris Cochran May 2019.

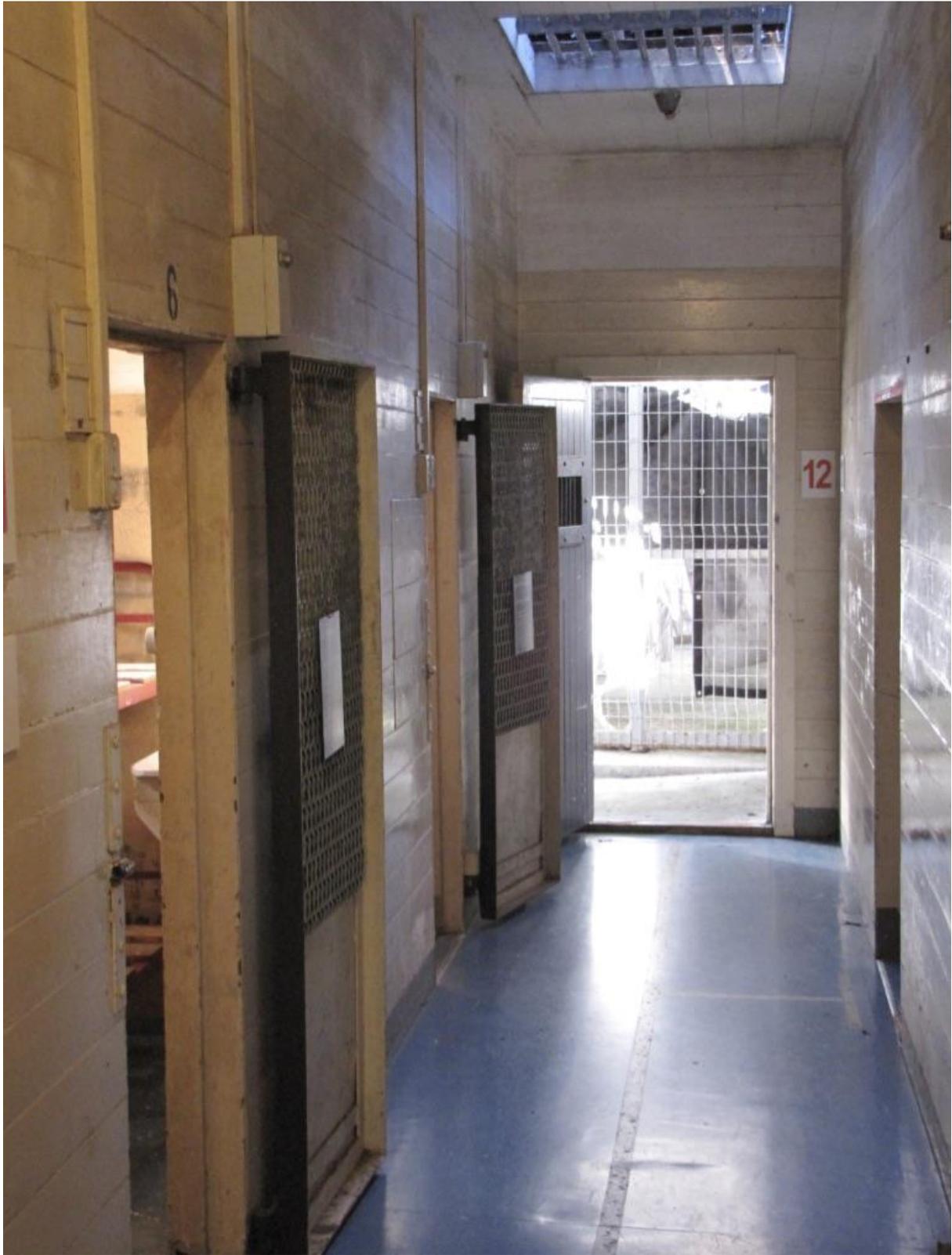


Figure 125 Typical interior view of a corridor running between a row of cells on either side. Source: Chris Cochran May 2019



Figure 126 Detail of stonework on the outside of the prison wall, a sailing vessel incised in the stone.
Source: Chris Cochran May 2019

2.15 George Street, no. 28a: Vigor Brown House

Name: Vigor Brown House

Name: Charles and Mary Vigor Brown House

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable): N/A

Type of site Historic place

Address: 28a George Street

Legal Description: LOT 1 DP 14972 (CT G4/573)

Construction date: 1915



Figure 127 28a George Street, view from the road. Source: Photographer: Chris Cochran, April 2019.



Figure 128 View from below. Source: Photographer Chris Cochran, April 2019.



Figure 129 Extent of 28sa George Street, Source: Napier City Council property on-line



Figure 130 Location of Charles and Mary Vigor Brown House, 28a George Street. Source: <https://www.gis.napier.govt.nz>

Architect: James Augustus Louis Hay

Builder: J W Wolfe

Original function/use: House

Original owner: Charles and Mary Vigor Brown

Current use: Residence

Current owner:

Significance: Aesthetic, architectural, cultural, social.

Summary: The house has strong historic values for its commissioning by a well-known Napier family, Charles and Mary Vigor Brown, Charles' father having been mayor of the city, and Mary an assistant to the architect of the house, J.A. Louis Hay. Louis Hay is himself an architect of great regional, and indeed national importance, known for some beautiful buildings that derive their inspiration from the Arts and Crafts movement. This house is a particularly good example of Hay's domestic work and is among the most accomplished of the Arts and Crafts style houses being built in New Zealand at the time.

History: The Vigor Brown house (1915) was designed by Louis Hay for Charles and Mary Vigor Brown. Charles (1889-1963) was a son of John Vigor Brown, Napier's mayor from 1907-1917, then 1919-1921, and again between 1927-1933.

Mary Watt (1888-1953) worked for Louis Hay as a typist from 1912 until 1915, when she and Charles married on 5 June that year in St Paul's Presbyterian Church, Napier.¹ A building permit was issued for a six-room dwelling with a WC, worth £860, on 26 March 1915. The builder was J.W. Wolfe.²⁷⁰

Mary Vigor Brown had a daughter on 18 April 1917.²⁷¹

As Mary and Louis Hay were work colleagues, the architect had considerable free rein with the design, resulting in an experimental house which Peter Shaw calls "Hay's most interesting... [and] adventurous bungalow".² Stained glass windows, tiles and repeating motifs feature throughout the house, referencing European Art Nouveau – especially the admired Scottish architect and designer Charles Rennie Mackintosh.

Louis Hay's first known works in Napier were the many houses he designed in the period before and after World War 1. He clearly took as his models the houses of the American and English architects who were influenced by William Morris's Art and Crafts movement. The linking figure between the English School of Arts and Crafts and the Chicago School of architects was C.R. Ashbee who had established contacts between the two schools in 1886, the year Frank Lloyd Wright had designed the magazine *The House Beautiful*.²⁷²

Mary Vigor Brown was involved with the arts and crafts movement in Napier. She was one of the people who contributed to the success of the Hawke's Bay Museum and Art Gallery.²⁷³ There is an annual art award in her memory.

Notable people: Mary and Charles Vigor Brown, J.A. Louis Hay

Architectural style/description: The Vigor Brown House is notable (especially in its public aspect), for the magnificent sweep of its tiled roof; the roof is gable-ended, of low pitch, and has wide overhanging eaves and gable ends. It is an all-encompassing roof, interrupted only by a small, raised portion that shelters the front door on the road (south-eastern) side, and another on the garden (north-western) side. There are several smaller 'lean-to' roofs which

²⁷⁰ Index of Building Permits, P.H.E. Bloomer papers.

²⁷¹ *Hastings Standard* 19 April 1917

²⁷² Peter Shaw "Louis Hay Napier and the Chicago School." <https://www.art-newzealand.com/Issues31to40/napier.htm>

²⁷³ Hull, Helena. 1970. Poster about the founders of the Hawke's Bay Museum & Art Gallery.

shelter bay windows. The tiles are a rich burnt orange, contrasting strongly with plain white walls, which are finished in a heavily textured stucco. A whimsical touch is provided by four green tiles set in a diamond pattern high in the gable end walls.

The house has a strong Arts and Crafts influence, exemplified in the use of natural materials, and the close integration of house and site. The interior is described by Peter Shaw in 'Louis Hay, Architect', (Unitec, 1998) as follows:

‘At its heart is a large inglenook fireplace which dominates an open-planned dining room, sitting room and sunporch extending its entire length. This time Hay did not compromise on planning, providing his clients with an interior which combined recessed intimacy with an expansive relationship to the spectacular view north to the Pacific coast. Here Hay’s familiarity with the designs of Charles Rennie Mackintosh is clearly evident. The dining room has elaborate Art Nouveau stained glass windows dominated by red roses, green leaves and long sinuous stems while other similar glass panels in the hall doors let light into what would have been dark passages.’

Unusually, the townscape value of the house is restricted to the roof, as it sits below the road and little else of the building is visible, but the roof nevertheless makes a startling impression of colour and texture in the street.



Figure 131 Louis Hay’s architectural plans for Charles and Mary Vigor Brown House. Accessed 23.4.2019 via <https://www.nz.open2view.com/properties/244206> under a [Creative Commons Attribution-Noncommercial-No Derivative Works 3.0 License](https://creativecommons.org/licenses/by-nc-nd/3.0/)

Alterations: Not known. The carport at the south-eastern end is presumably an addition.

References:

Bloomer, P.H.E. Index of Building Permits

Hull, Helena. 1970. Poster about the founders of the Hawke's Bay Museum & Art Gallery, MTG Hawke's Bay object nos. 2009/69, 55970

Shaw, Peter. 1999. *Louis Hay Architect*. Napier: Hawke's Bay Cultural Trust, 1999.

Shaw, Peter. 1984-5 "Louis Hay Napier and the Chicago School." Originally published in *Art New Zealand* vol. 33. <https://www.art-newzealand.com/Issues31to40/napier.htm>

<https://www.nz.open2view.com/properties/244206>

<https://www.qv.co.nz/property/28a-george-street-hospital-hill-napier-4110/662332>

Theme: Culture and the Arts

Hapu/Iwi:

Cultural connections: The house has links to architecture and the arts through Mary Vigor Brown.

Recommendations: Schedule as significant

2.16 Gladstone Road, no. 9: Coach House

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place

Address: 9 Gladstone Road

Legal Description: LOT 1 DP 7110 (CT 127/14)

Construction date: c. 1870 + later additions



Figure 132 The Coach house 9 Gladstone Road. Source: Chris Cochran



Figure 133 9 Gladstone Road, showing the original portion of the coach house outlined with a black rectangle.



Figure 134 Location of Coach House, 9 Gladstone Road, via <https://www.gis.napier.govt.nz>

Architect:

Builder:

Original function/use: Stable/farm shed.

Original owner: William Williams

Current use: B & B accommodation

Current owner:

Significance: social, historic

Summary:

The coach house has value as an example (albeit very modified) of a farm building parts of which may originate from the early days of Napier's settlement when stables and sheds were integral to the comfortable lifestyle of prosperous settlers. The stables now are used as B&B accommodation.

History: The coach house is on land originally part of SS 84 purchased by Bishop William Williams when he relocated to Napier in 1867 from his mission station at Turanganui Gisborne. In the 1875-6 electoral roll for Napier, he is noted as having the freehold of 7 3/4 acres of land being Suburban Section 84. Figure 3 shows the land in three blocks A, B, and C and extending to the base of the hill at Coote Road. An 'orphanage' is located on the site of Hukarere Girls' School, which is presumably the school or its forerunner. The Church Mission is noted between the orphanage and Lot A. Taumata the house built for William Leonard Williams on 1873 is on Lot A, (although not shown).



Figure 135 Part of Town of Napier, c. 1876, showing SS 84 owned by Bishop William Williams. Source: MTG Hawke's Bay Object nos.

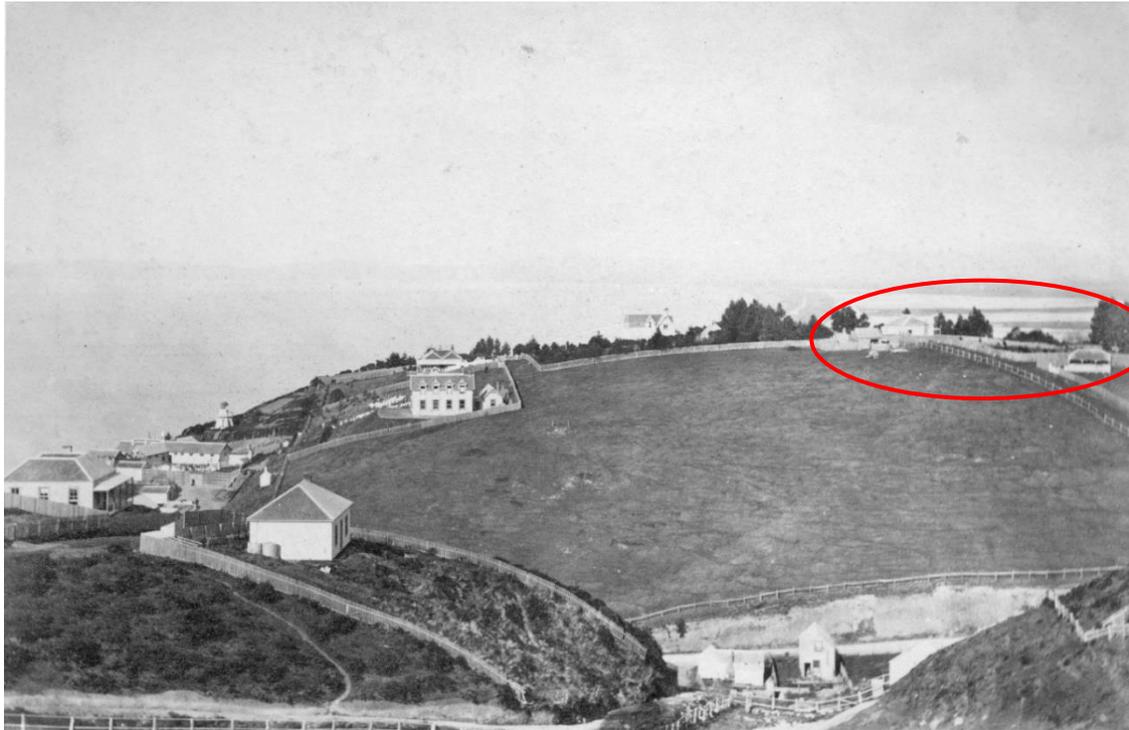


Figure 136 View showing Napier Gaol; Hukarere School; with Taumata (1873) immediately behind it; Hukarere house, s and within red circle stables with 6 Gladstone road (now removed) immediately behind them. Gladstone Road turn to Childers steps is beside small villa (now site of 12 Gladstone. Source: Hukarere Māori Girls School, Bluff Hill, Napier, 1877/1878, F W Williams, Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 300

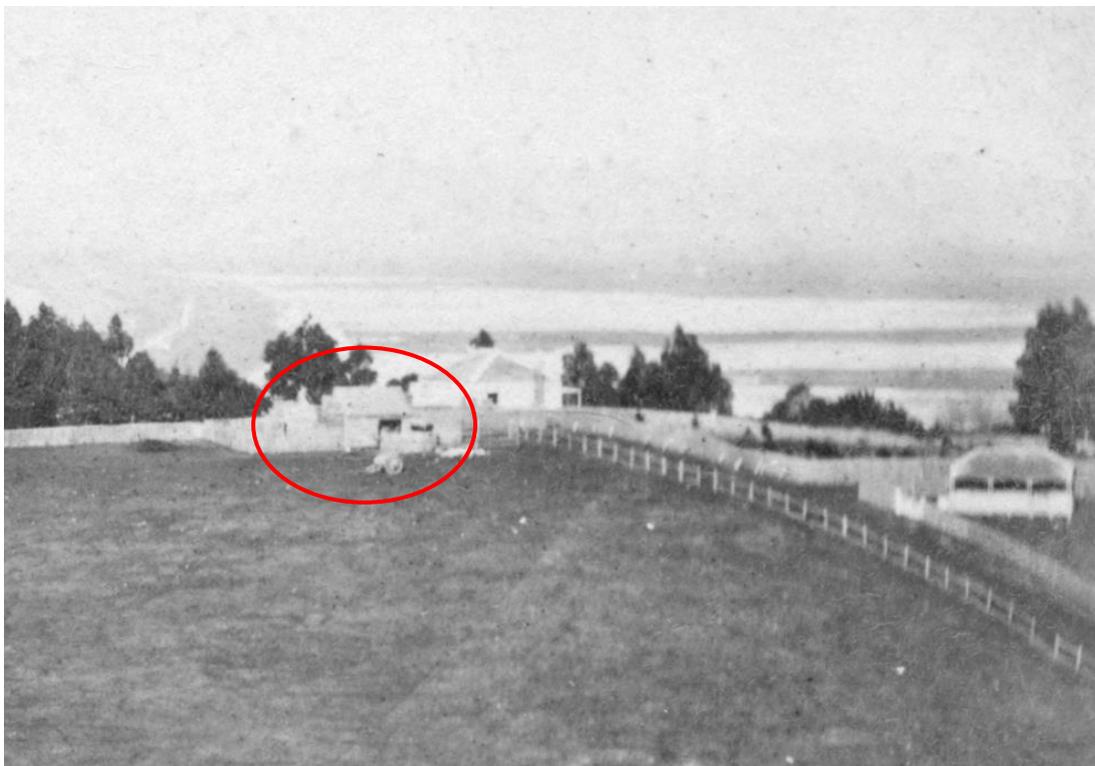


Figure 137 Area in red circle showing stables /farm shed, Miss Peggy Davis's house, and villa on Gladstone corner.



Figure 138 Excerpt of Accession no. 300 showing Stables.

The photograph taken from the Priestly Road area in 1877-8 shows a small building with a similar roof line as the coach house located on the corner of what was to become Gladstone Road, near to the right angle turn into the rest of Gladstone running towards Childers Steps (figures 137-139). The area is fenced off as if it is a stable/coach house with an enclosed area for horses. A cart of some kind is in front of the fence lying in the paddock which is fully fenced presumably for stock.

The coach house is shown on the Bowman plan X c. 1884. By this time, the land has been surveyed into sixteen lots of varying sizes, Hukarere Road and Hadfield Road are surveyed in as roads although not named, Mahia (11 Hukarere Road) was built, as were the Coach House and 11 Gladstone Road.

The photograph suggests that this was originally built for Bishop Williams and it may be contemporaneous with Hukarere House. In 1890 the The Public Works Committee of the Napier Municipal Council held their usual meeting ...” and agreed to recommend the Council as follows: - 1. That Hadfield-terrace and Hukarere road be taken over and declared public streets.”²⁷⁴ This suggests that the sale of the land shown as subdivided on the north side of Hadfield was imminent and it is likely that this is about the period Frederic Wanklyn Williams built Te Rawhiti. The coach house was one of the two lots of the land where he built Te Rawhiti that gave him access to both Gladstone and Hukarere Roads. Subsequently the second lot has been sold off and comprises the land now known as 9 Gladstone Road.

²⁷⁴ *Hawke's Bay Herald*, 20 May 1890.



Figure 139 Bowman map sheet X, with coach house section highlighted in red. Source: MTG Hawke's Bay <https://collection.mtghawkesbay.com/objects/72501>



Figure 140 Aerial of The Coach house in 1948 Source: www.retrolens.nz



Figure 141 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph. Several homesteads are visible along the road, including Hukarere and Mahia. In the background, the central city is visible. Young Norfolk Island Pines have been planted along Marine Parade. Tree guards enclose the bases of each of the trees. Source: MTG Hawke's Bay Album 12, m63/31, 712, 77784



Figure 142 Part of photograph (figure 116) showing Mahia, and the corner of 11 Gladstone with a small building between the two houses. The one circled may be the coach house. Source: MTG Hawke's Bay Object nos. m63/31, 712, 77784

Notable people: William Williams; Frederic Wanklyn Williams.

References:

Hawke's Bay Herald, 20 May 1890.

Architectural style/description:

Alterations: Additions include additional storey and possibly another wing since 1876

Theme: settlement

Hapu/Iwi:

Sociocultural connections:

Recommendations Schedule as significant

2.17 Hadfield Terrace, no. 4: The Mount now the Large House

Name: The Mount now known as The Large House

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site: archaeological site, historic place

Address: 4 Hadfield Terrace

Legal Description: LOT 3 DP 17935, LOT 4 DP 17935 (CT K3/1160)

Construction date: early 1890s



Figure 143 Side view of 4 Hadfield Road Source: Chris Cochran June 2019



Figure 144 Extent of 4 Hadfield Terrace (the lot around the house) Source: Napier City Council property-on-line

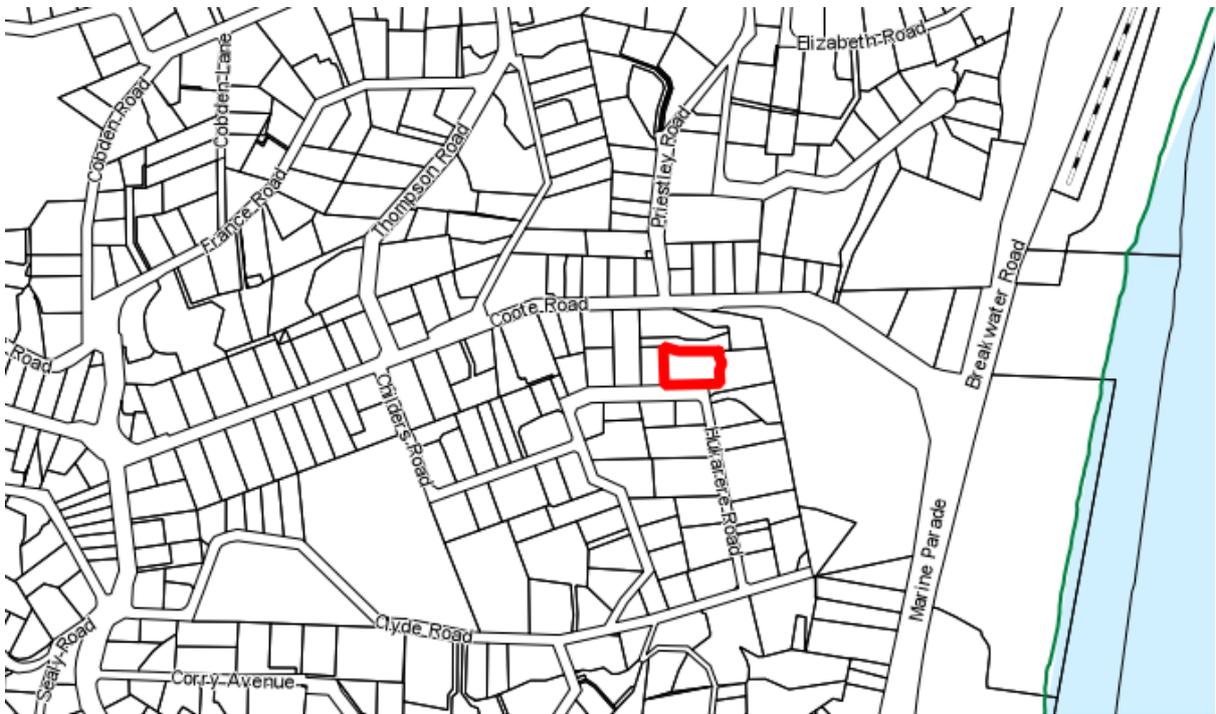


Figure 145 Location of the Large House, 4 Hadfield Terrace, via <https://www.gis.napier.govt.nz>

Architect:

Builder:

Original function/use: house

Original owner: James Stanistreet Large

Current use: House

Current owner:

Significance: historic, social, cultural

Summary: The importance of this house revolves around its social, historic, and cultural connections with local and national intellectual trends including women's emancipation and education, arts and crafts, the Havelock Work, the establishment of the Country Women's Institutes in New Zealand and other women's movements including the National Council of Women and the Townswomen's Guild.

History: 4 Hadfield Terrace is built on land that was originally owned by Bishop William Williams. The land is part of SS 84 purchased by Bishop Williams when he relocated to Napier in 1867 from his mission station at Turanganui Gisborne. In the 1875-6 electoral roll for Napier, he is noted as having the freehold of 7¾ acres of land being Suburban Section 84. Figure 147 (c. 1876) shows the land in three blocks A, B, and C. An 'orphanage' is located on the site of Hukarere Girls' School, which is presumably the school or its forerunner. The Church Mission is noted between the orphanage and Lot A. Taumata, the house built for William Leonard Williams in 1873 is on Lot A, (although not shown).

Figure 148 taken from the Priestly Road area shows the buildings on the land in 1877/8. They comprise Hukarere school, Hukarere House, Taumata and the stables/coach house. By the time the Bowman Plan was produced (sometime between 1880-6) there are two more houses, and the stables/coach house, which later was included within F.W. Williams property at 9 Hukarere Road (figure 149).



Figure 146 Part of Town of Napier c. 1876 Source: MTG Hawke's Bay

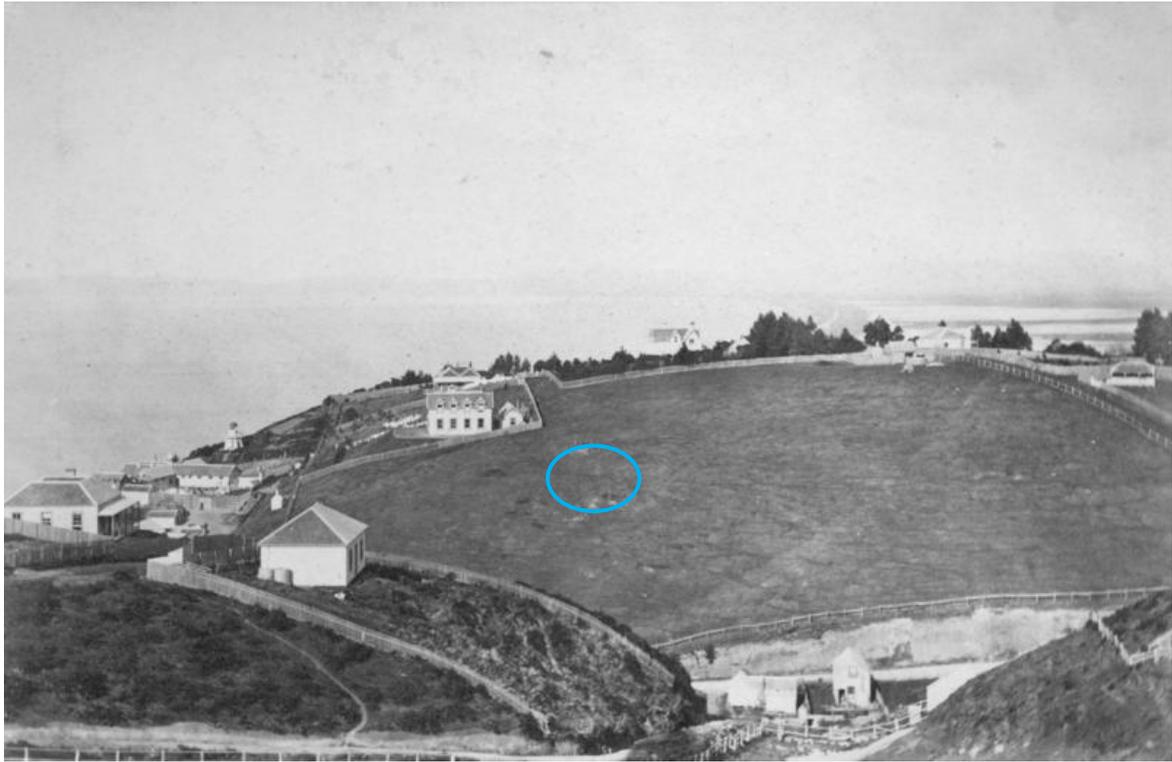


Figure 147 View looking towards Hadfield terrace area probably from Priestly Road, c. 1877 or 1878. Napier Prison and the lighthouse are visible on the extreme left of the Bluff Hill. Cottages and homesteads are visible along the ridgeline. The road at the base of the hill is possibly Coote Road. Photographer, possibly F.W. Williams. (Blue oval approximate site of 4 Hadfield Terrace). Source: MTG Hawke's Bay object nos. Album 2, 300, 78077



Figure 148 Part of Bowman X showing Coote Road, un-named Hadfield Terrace, Hukarere School, Prison and Mahia c. 1880-87. Source: MTG Hawke's Bay

James Stanistreet Large was born on 5 December 1836 and died on 20 August 1924; he is buried in the Old Napier Cemetery along with his wife Elizabeth and several of his children.²⁷⁵ He commenced business in 1863 as a cabinet maker in the premises formerly occupied by Mr Bridge in Emerson Street opposite the Scotch Church.²⁷⁶ In the electoral roll for 1870-7 James Stanistreet Large has the right to vote by virtue of owning the freehold of subdivision 23 of SS 62 which is on Shakespeare Road.²⁷⁷ He holds the same qualification in 1880-1.²⁷⁸ In 1890 James Stanistreet Large, cabinet maker, owned the freehold of part Suburban Section 63, although this may be a misprint, which is on the south side of Cameron Road.²⁷⁹ In 1894 J.S. Large is recorded in the Wise's Post Office Directory as living in Hadfield Terrace—a continuation of Hukarere Road.²⁸⁰

In 1896 the Large family comprising James S, Elizabeth, his wife, and his two daughters, Amy Hadfield Large and Lillie, were recorded as living in Coote Road. Amy was a governess, Lillie had domestic duties, Elizabeth was 'a wife' and J.S was a cabinet maker. It is also noted that he still had the freehold of part SS 63.²⁸¹ In 1905-6 J.S. Large, cabinet maker, lived in Coote Road.²⁸² This residential history indicates that the land where 4 Hadfield Terrace is located still had access from both Coote Road and Hadfield Terraces into the 20th century. Some of the lots along Hadfield Terrace still do have Coote Road access.

J.S Large owned other properties such as a small shop in Dalton Street with a dwelling attached,²⁸³ and a seven-roomed house with bathroom and wash house that he was offering to let, either furnished or unfurnished in 1889. It was on the hills near the post office.²⁸⁴ In 1902 he requested the Borough Council to build a rough bank on part of Hadfield Terrace between Gladstone and Hukarere roads to prevent storm water from overflowing onto sections in the vicinity. He offered to pay half the costs.²⁸⁵

²⁷⁵ www.ancestry.com James S. Large in the Australia and New Zealand Find A grave Index 1800s-Current.

²⁷⁶ www.paperspast.natlib.govt.nz *Hawke's Bay Times* 1 June 1863.

²⁷⁷ www.ancestry.com New Zealand Electoral Rolls, 1870-1, Napier.

²⁷⁸ www.ancestry.com New Zealand Electoral Rolls, 1880-1, Napier.

²⁷⁹ www.ancestry.com New Zealand Electoral Rolls, 1890, Napier.

²⁸⁰ www.ancestry.com Wise's 1894-5 Post office Directory.

²⁸¹ www.ancestry.com New Zealand Electoral Rolls, 1896, Napier.

²⁸² www.ancestry.com New Zealand Electoral Rolls, 1905-6, Napier.

²⁸³ www.paperspast.natlib.govt.nz *Daily Telegraph* 20 December 1888.

²⁸⁴ www.paperspast.natlib.govt.nz *Daily Telegraph* 15 February 1889.

²⁸⁵ www.paperspast.natlib.govt.nz *Hawke's Bay Herald*, 19 June 1902, "Napier Borough Council."



Figure 149 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph. A few homesteads are visible along the road, including Hukarere and Mahia homestead. Source: MTG Hawke's Bay object nos. Album 12, m63/31, 712, 77784

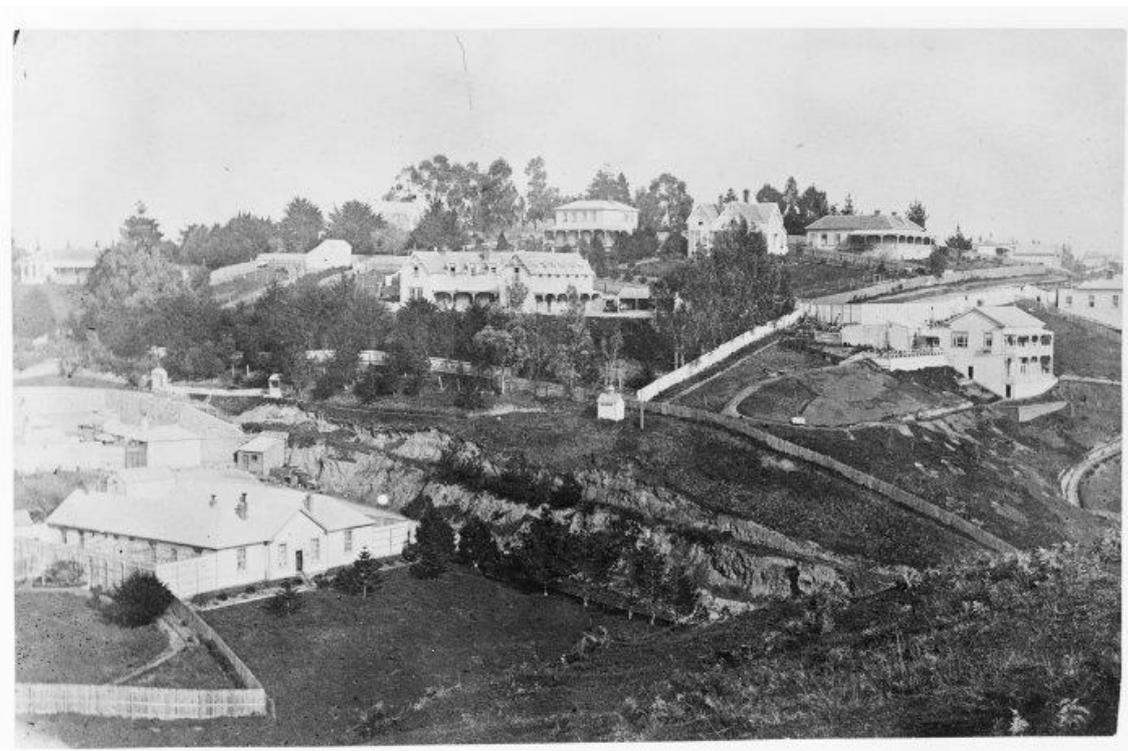


Figure 150 The Mount the house built by J.S. Large and lived in by his daughter Amy Hutchinson and her friend Bessie Spencer. Photograph c.1890s Source: MTG Hawke's Bay

James Stanistreet Large died on 20 August 1924 and buried in a large tomb in the Napier Cemetery with his wife Elizabeth, son Harold, son Ernest who died as a small child and daughter Lillie. (figure 152.)



Figure 151. Tomb of the large family in the Old Napier Cemetery. Source: E. Pishief, August 2019



Figure 152 View of Bluff Hill looking towards Awatoto, possibly taken in the 1890s. On the left side of the hill, Napier Prison and the lighthouse are visible. Hukarere Road is located on the extreme right of the photograph Source: MTG Hawke's Bay object nos. Album 12, m63/31, 712, 77784.



Figure 153 Part of panorama described as the view from the Bestalls' family home in Priestley Road, Napier showing The Mount c.1910. Source: MTG Hawke's Bay object nos 2571, 78540



Figure 154 Panorama described as the view from the Bestalls' family home in Priestley Road, Napier showing The Mount c.1910. Source: MTG Hawke's Bay object nos 2571, 78540



Figure 155 View of a room interior at a house on Hadfield Terrace, Napier. Thought to be Mrs Amy Hutchinson's Source: MTG Hawke's Bay object nos. m79/46, 5524 a, 78965.



Figure 156 View of the entrance hall at a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos. m79/46, 5524 b, 78978



Figure 157 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 c, 78979



Figure 158 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 d, 78980



Figure 159 View of the interior of a house on Hadfield Terrace, Napier. Thought to be Amy Hutchinson's (nee Large.) Source: MTG Hawke's Bay object nos m79/46, 5524 e, 78982

The importance of this house revolves around its connections with local and national intellectual trends including women's emancipation and education, arts and crafts and the establishment of the Country Women's Institutes in New Zealand.

Amy Hadfield Hutchinson, (Large) (1874-1971) was a school hostel matron, spinner and weaver, and community organiser. She was educated at Napier Girls' High School where she was Dux in 1889 and she studied for her BA extramurally but failed her final exams in 1894. She was matron of the Napier Girls' High School hostel from 1901-1904. In 1907 she married Frank Hutchinson of Omatua, Rissington. She was a formidable organiser and arranged classes for the country children in first aid, basket weaving, drama, and Sunday school. She and her friend Bessie Spencer began a branch of the Red Cross in Rissington and started a sewing group. She became interested in spinning and weaving and experimented with natural dyes. She and her brother Harold, who lived in a cottage on the property at Hadfield Terrace and was a leader of the Havelock Work) were interested in theosophy. She and Bessie Spencer wrote for the *Forerunner* the publication of the Havelock Work. She was one of the people who founded the Napier Society of Arts and Crafts and was she was incredibly involved with the Napier Museum and Art gallery becoming a life member in 1944. When Frank died in 1941, she remained at Rissington but returned to live permanently at 4 Hadfield Road in 1952.²⁸⁶

Anna Elizabeth Jerome Spencer (1872-1955) was known as Bessie. She was the daughter of Dr William Isaac Spencer and his wife Anna Heatly. She and her sister were educated by governesses until they went to Napier Girls' high School when it opened in 1884. She

²⁸⁶ <https://teara.govt.nz/en/biographies/4h39/hutchinson-amy-hadfield>

became a pupil teacher at the High School and studied extramurally for her BA from Canterbury University. She graduated in 1895 but studied all her life reading English literature, learning languages and photography, studying astronomy and 'microscoping' specimens. She was an Anglican but interested in theosophy Buddhism, Catholicism and Christian Science. She started the Theosophical Society in Napier with her sister Emily and friend Amy Hutchinson and was a member of the esoteric Havelock Work writing in the *Forerunner* of the spiritual good that came from mundane work and her belief that kindly deeds led to the evolution of the spirit. She became first assistant at Girls' High in 1898 and principal in 1901 where she remained until she retired in 1909 and ran an orchard and apiary at Rissington on the Absoloms' property Awataha. She later went and lived at Omatua with Amy and Frank Hutchinson. She went to England in 1916 and when she returned to New Zealand, she and Amy began the Country Women's Institute at Rissington in 1921.

She began the Townswomen's Guild in 1932 to enable urban women to have the same opportunities as those who belonged to the Women's Institutes. In 1923 she met Kate Sheppard and Jessie McKay who persuaded her to revive the National Council of Women on Hawke's Bay and she was first president of the branch in 1924. She was also President of the Hawke's Bay Women's Club, on the advisory board of *Women Today*, and in 1934 the only woman on the Napier High School Board of Governors. She was made an O.B.E. in 1937. She and Amy returned to Napier in 1952 and Bessie died in Napier in 1955.²⁸⁷



Figure 160 Amy Hadfield Hutchinson, the 'spiritual founder' of women's institutes in New Zealand. Source: Alexander Turnbull Library Reference: 1/2-181951; F

²⁸⁷ <https://teara.govt.nz/en/biographies/4s38/spencer-anna-elizabeth-jerome>

The Country Women's Institute in New Zealand traced its origins to Anna Elizabeth (Bessie) Jerome Spencer's attendance at a Women's Institute craft exhibition in London in 1919. An avid craftswoman herself, she was 'deeply impressed', [3] and investigated the Women's Institute movement with a view to establishing it in New Zealand after her return from voluntary war service in Britain. Bessie Spencer was a close friend of Amy Hutchinson, nee Large (whom she later described as the 'spiritual founder' of the WI). They were involved in a progressive group with wide interests, based at Havelock North called the Havelock Work.

Amy and Bessie's interest in the Women's Institute probably reflected the goals of the Havelock Work, which valued crafts not just for their usefulness, but as a means of developing the intellectual, cultural, and spiritual potential of both the individual and society. Until the 1990s, the Federation of Country Women's Institutes (CWI) frequently claimed to have the largest membership of any women's organisation in New Zealand. Named the Women's Institutes (WI) until 1952, its aim was 'the improvement and development of community life' in rural areas, by bringing women together to discuss matters of mutual concern.



Figure 161 Meeting of the first federation council of Women's Institutes at Rissington, Hawke's Bay, 1925. Bessie Jerome Spencer is seated centre front and Amy Hutchinson is standing second row, fourth from right. Source: Alexander Turnbull Library, MNZ-0957-1/4-F.



Figure 162 Bessie Spencer demonstrating spinning. Source: [Alexander Turnbull Library](#), Evening Post Collection (PAColl-0614) Reference: [EP-0237-1/2-G](#)



Figure 163 Lifelong friends Amy Hutchinson (centre) and Bessie Spencer (right) collaborated on many projects, notably the establishment of women's institutes, and from 1911 Bessie lived with Amy and her husband Frank at their Hawke's Bay farm, Omatua. Source: Alexander Turnbull Library, Howard Barraclough Fell Collection (PAColl-5355) Reference: PAColl-5355-01

Alterations were undertaken in 1979 by the Cashmores, the owners at the time.

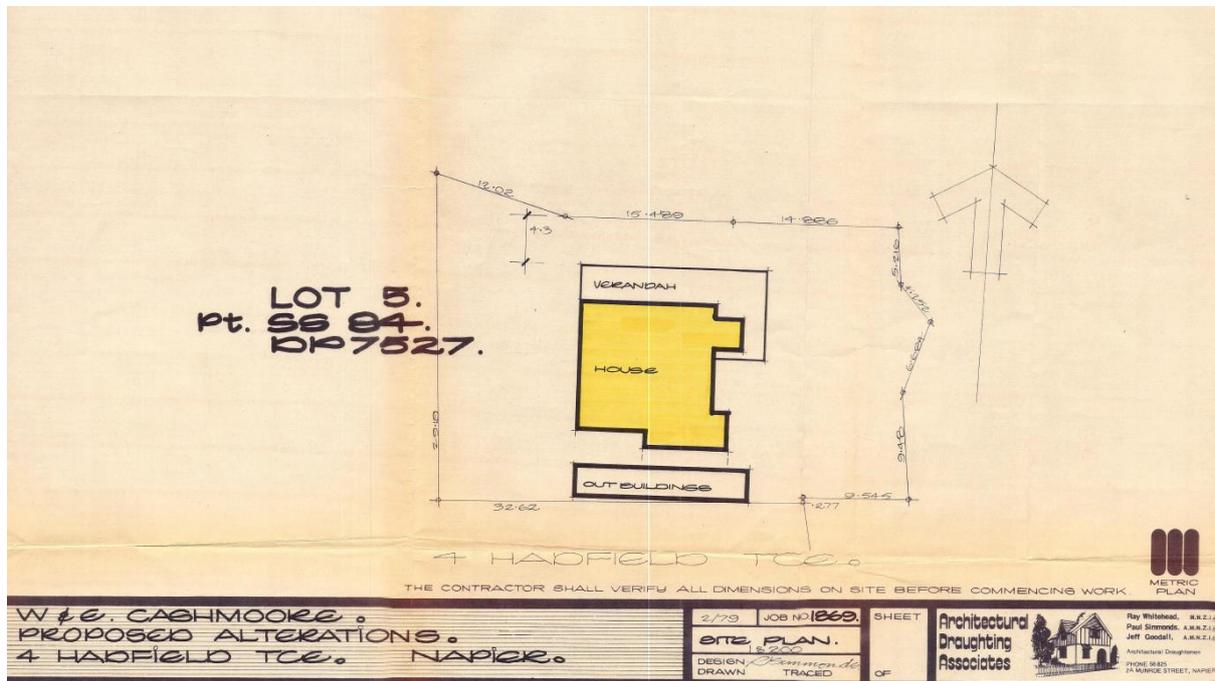


Figure 164 Proposed alterations to the house in 1979. Source: NCC property file on-line.

Notable people: James Stanistreet Large, Anna Elizabeth (Bessie) Jerome Spencer, Amy Hadfield Hutchinson nee Large

References:

www.ancestry.com

- James S. Large in the Australia and New Zealand Find A grave Index 1800s-Current.
- New Zealand Electoral Rolls, 1870-1, Napier.
- New Zealand Electoral Rolls, 1880-1, Napier.
- New Zealand Electoral Rolls, 1890, Napier.
- Wise's 1894-5 Post office Directory.
- New Zealand Electoral Rolls, 1896, Napier.
- New Zealand Electoral Rolls, 1905-6, Napier.

www.paperspast.natlib.govt.nz

- *Hawke's Bay Times* 1 June 1863.
- *Daily Telegraph* 20 December 1888.
- *Daily Telegraph* 15 February 1889.
- *Hawke's Bay Herald*, 19 June 1902, "Napier Borough Council."

<https://nzhistory.govt.nz/women-together/new-zealand-federation-womens-institutes>

<https://teara.govt.nz/en/biographies/4s38/spencer-anna-elizabeth-jerome>

<https://teara.govt.nz/en/biographies/4h39/hutchinson-amy-hadfield>

Architectural style/description:

Visibility of this house is poor, and a description is not possible without a visit.

Theme Settlement, women’s education and emancipation, social and cultural organisations,

Hapu/Iwi:

Cultural connections: Country Women’s Institute; Havelock Work

Recommendations: Schedule as Significant

2.18 Hardinge Road, no 24:

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Historic place, archaeological site

Address: 24 Hardinge Road

Legal Description: LOT 3 DP 4292 (CT 53/76)

Construction date: 1860s / 1870s?



Figure 165 24 Hardinge Road. Source: Elizabeth Pishief 25 August 2019



Figure 166 24 Hardinge Road. Source: Chris Cochran May 2019



Figure 167 Extent of 24 Hardinge Road. Source: Napier City Council property on-line

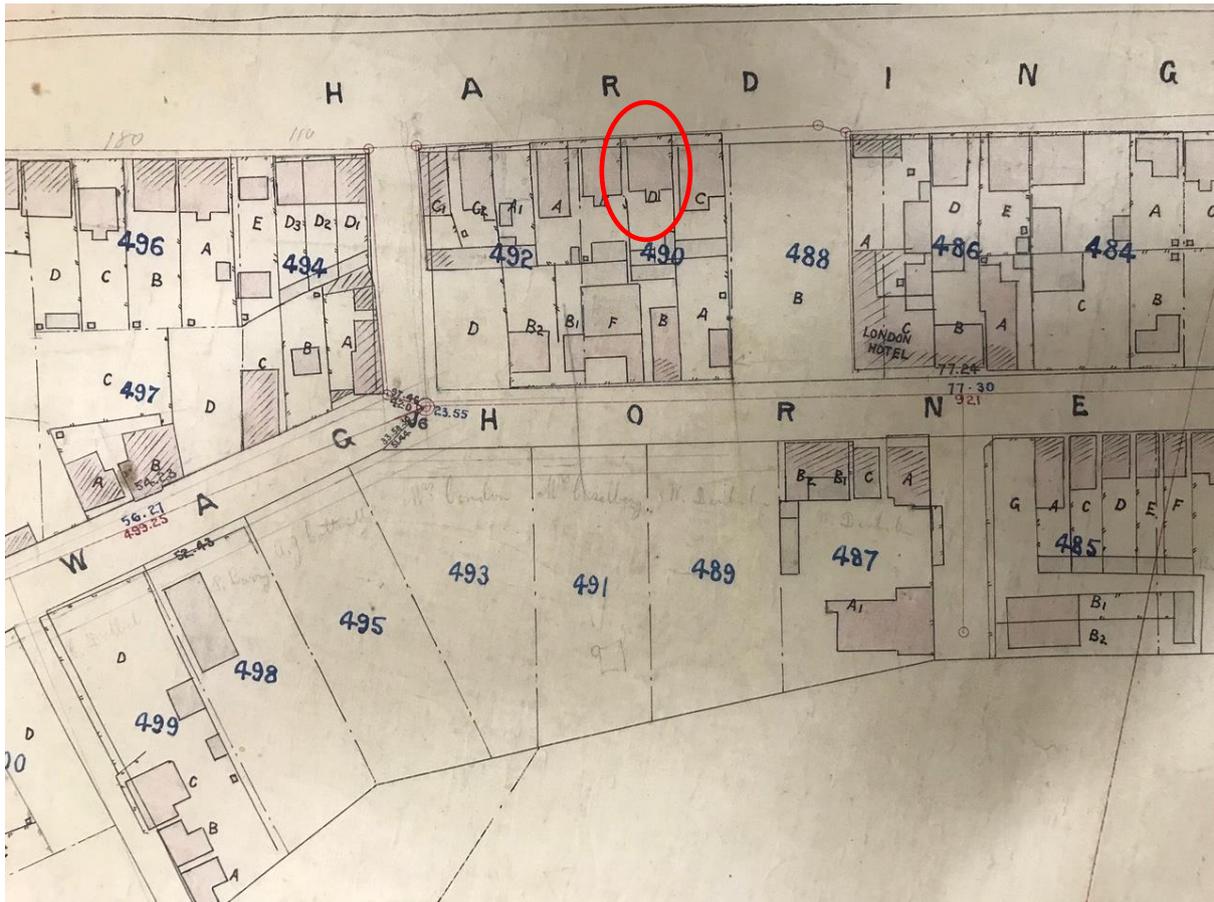


Figure 168 Bowman Map showing 24 Hardinge Road c. 1880-85. Source: MTG Hawke's Bay



Figure 169 Location of 24 Hardinge Road via <https://www.gis.napier.govt.nz>

Architect:

Builder:

Original function/use: House

Original owner: John Alexander Smith

Current use: House

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: This building is historically and socially interesting for its early connection with John Alexander Smith the first curator of the Auckland Museum and an active member of Hawke's Bay society until his death in 1889. It has social and historic significance for its links with the early industrial and fishing activities of the Eastern Spit. While the date of construction is not known, the building has a form (of a wide central gable above a verandah) and details that are found in other cottages of the 1860s and 1870s. It has architectural value as a good example of a 19th century cottage, playing a part in the interesting and varied townscape of Hardinge Road which has an eclectic mix of buildings of various ages and styles, and a general compatibility of scale.

History: In 1859 John Alexander Smith was granted TS 490 where 24 Hardinge Road is located. John Alexander Smith was a merchant, trader, and manufacturer, who began the Auckland museum in 1852. He wrote in his notes for the first meeting in 1853 that the reason he started the museum was because many newcomers complained of the lack of information about the products of the country and he intended to remedy this by providing examples of the natural history, Māori, and Pacific technologies (weapons etc.) and the industrial products of the country. He meant to add a library of scientific books and any books relating (particularly) to New Zealand in the future.²⁸⁸ Smith left Auckland for Napier in 1857 and appears to have handed his responsibilities for the museum over to George Elliot.²⁸⁹ He borrowed forty pounds from his good friend Donald McLean for his auctioneer's license, saying in the letter he wrote from Napier that: "This place is advancing, numbers of people arriving from Wellington, and buildings progressing. I think the Auckland people are all asleep."²⁹⁰

Smith appears to have rapidly on-sold this land which he may have first subdivided because it was in lots by 1861. Murray Anderson had freehold of part of section 490c with a dwelling house on it at that time. William Anderson had Section 490 Waghorne Street, Hardinge Road with a dwelling house on it, as well as land and a house in Hastings Street. Benjamin William Warnes had the freehold of 1/8 acre of TS 490 with a dwelling house on it. J.A. Smith had the freehold of TS 466 in Waghorne Street.²⁹¹

In 1866 Murray Anderson's address was Eastern Spit, while William Anderson was in Hastings Street. B.W. Warnes' residence was Eastern Spit. Smith's residence was Emerson Street.²⁹²

²⁸⁸ Stuart Park, 1998. "John Alexander Smith and the early history of the Auckland Museum 1852-1867," in *Records of the Auckland Museum*, Vol 35, pp. 13-43, p.14

²⁸⁹ Park, 1998, p. 19

²⁹⁰ Park, 1998, p. 20 citing letter written May 1858 in the McLean Papers.

²⁹¹ *Hawkes Bay Herald* 28 September 1861, Electoral Roll for the Town of Napier 1861-62.

²⁹² Ancestry.com Steven's & Bartholomew's New Zealand Directory, 1866

In 1875-6 B.J. Warnes had part of TS 490 Eastern Spit as well as other land that contributed to his entitlement to vote. John Mabbitt had freehold part of TS 490.²⁹³ B.J. Warnes, boatman, had the freehold of part TS 490 in 1880-81.²⁹⁴

Alterations:

Undocumented additions and alterations over time.

Notable people: John Alexander Smith,

Architectural style/description: The date of the cottage at 24 Hardinge Road is not known, although judging by its form, and especially the large gable that comes forward in the middle of the main elevation, it is clearly of an early date, perhaps the 1860s or 1870s. Other details that indicate an early date are the plain lapped weatherboards and the unadorned full width verandah with gently curving concave form. Both the side (east and west) elevations have double-hung windows with six-pane sashes. The fact that all the main (north) elevation windows are casements suggests that these may have installed later. The main roof is gabled, clad in galvanised corrugated steel, with the ridge line running east – west parallel to the street.

The cottage takes its place in a long row of interesting buildings, facing north across to the waters of the Port of Napier, and although one of a number, it plays a part in an important townscape of buildings strung along the harbour frontage. It is squeezed tightly between its neighbours and has just a small space in front with a low picket fence.

Alterations: Possibly the replacement of the front elevation windows with casements.

Theme: Settlement

Hapu/Iwi:

Cultural connections:

References:

www.ancestry.com

- Electoral Rolls 1875-6 Hawke's Bay.
- Electoral Rolls 1880-1 Hawke's Bay.
- Steven's & Bartholomew's New Zealand Directory, 1866

www.paperspast.natlib.govt

- *Hawkes Bay Herald* 28 September 1861, Electoral Roll for the Town of Napier 1861-62.

Stuart Park, 1998. "John Alexander Smith and the early history of the Auckland Museum 1852-1867," in *Records of the Auckland Museum*, Vol 35, pp. 13-43.

Recommendations: To be listed on the District Plan.

²⁹³ Ancestry.com Electoral Rolls 1875-6 Hawke's Bay.

²⁹⁴ Ancestry.com Electoral Rolls 1880-1 Hawke's Bay.

2.19 Hardinge Road, no. 32: House

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place, historic area

Address: 32 Hardinge Road, Ahuriri

Legal Description: LOT 1 DP 26160 (CT 48/40 47/76)

Construction date: c.1860/70s



Figure 170 32 Hardinge Road beside Wilson Hall. Source: Chris Cochran, April 2019.



Figure 171 Extent of 32 Harding Road. Source: Napier City Council property on-line



Figure 172 Location of 32 Harding Road Source: Napier City Council GIS

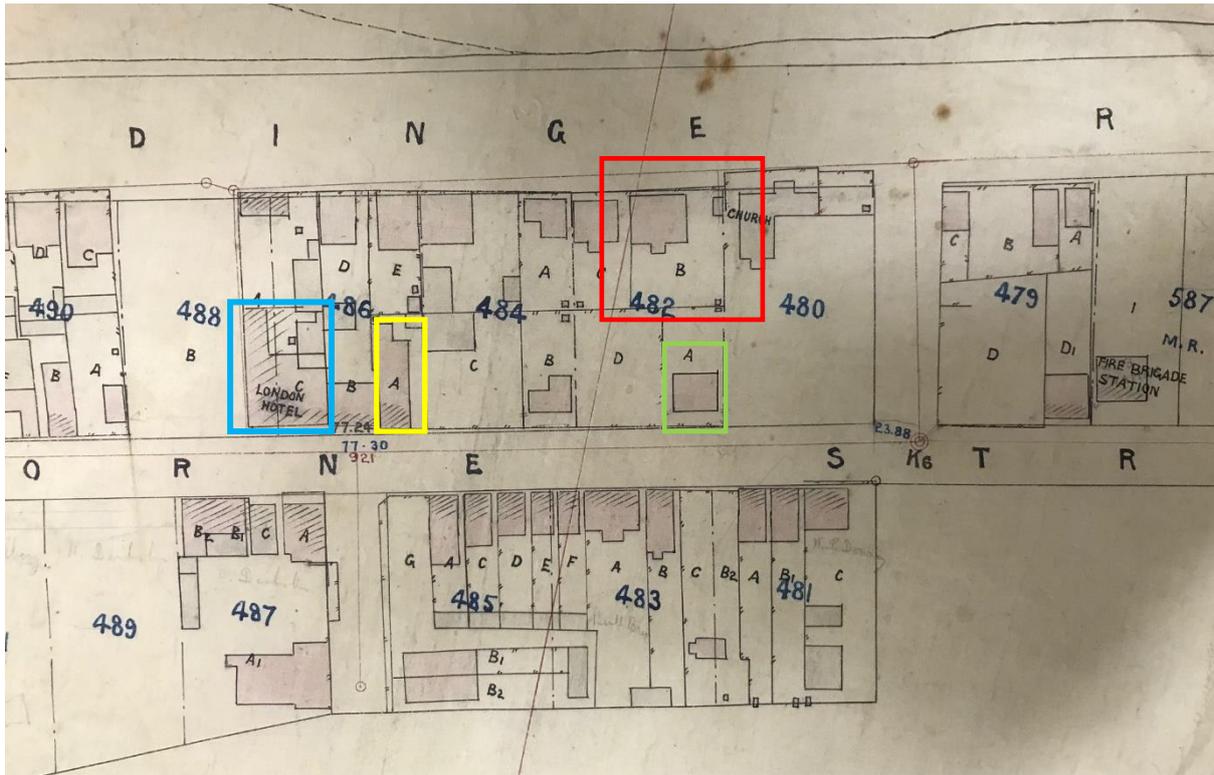


Figure 173 32 Hardinge Road between 1880-85 (red) Rolls Bakery (yellow); 82 Waghorne (green) London Hotel (blue) Source: MTG Hawke's Bay Bowman

Architect:

Builder:

Original function/use: Residence

Original owner:

Current use: Residence

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: The history of this house is tenuous; it is built on former reserve land and was in existence by the early 1880s. Architecturally, this building has some interest as an example of a bay villa, of handsome shape and detail, although this is not enhanced by the modern roofing material.

History: This building is on Lot B of TS 482 originally government reserve, but later possibly Harbour Board lease. The history of this place is tenuous, but it has significance for being an early cottage, from a period when the Eastern Spit was a very busy commercial part of Napier and the area was interspersed with businesses and domestic dwellings. It has historic value because it was probably built on government reserve land that later became Harbour Board lease.

Notable people:

Architectural style/description: The house at 32 Hardinge Road has the form of a bay villa, a common style during the latter part of the 19th century, characterised (in this case), by a

strong gable-roofed form coming forward from the main body of the house, closing off the end of the verandah that runs along the front elevation. The verandah has fretwork brackets, a slightly concave roof, and it shelters a central door with French doors on either side. The gabled portion has a three-sided bay window with double-hung windows and a concave roof with brackets to the eaves. The main roof is hipped, of quite steep pitch, and is clad in Decramastic tiles; originally this would have been corrugated steel. The wall cladding is plain lapped weatherboards.

The house takes its place in a long row of interesting buildings, facing north across to the waters of the Port of Napier, and although one of a number, it plays a part in an important townscape of buildings strung along the harbour frontage. It has a compatible neighbour to the east, in the Knox Presbyterian Church.

Alterations: Building re-roofed in Decramastic tiles.

References:

Bowman Map

Theme: Settlement

Hapu/Iwi:

Cultural connections:

Recommendations: To be listed on the District Plan.

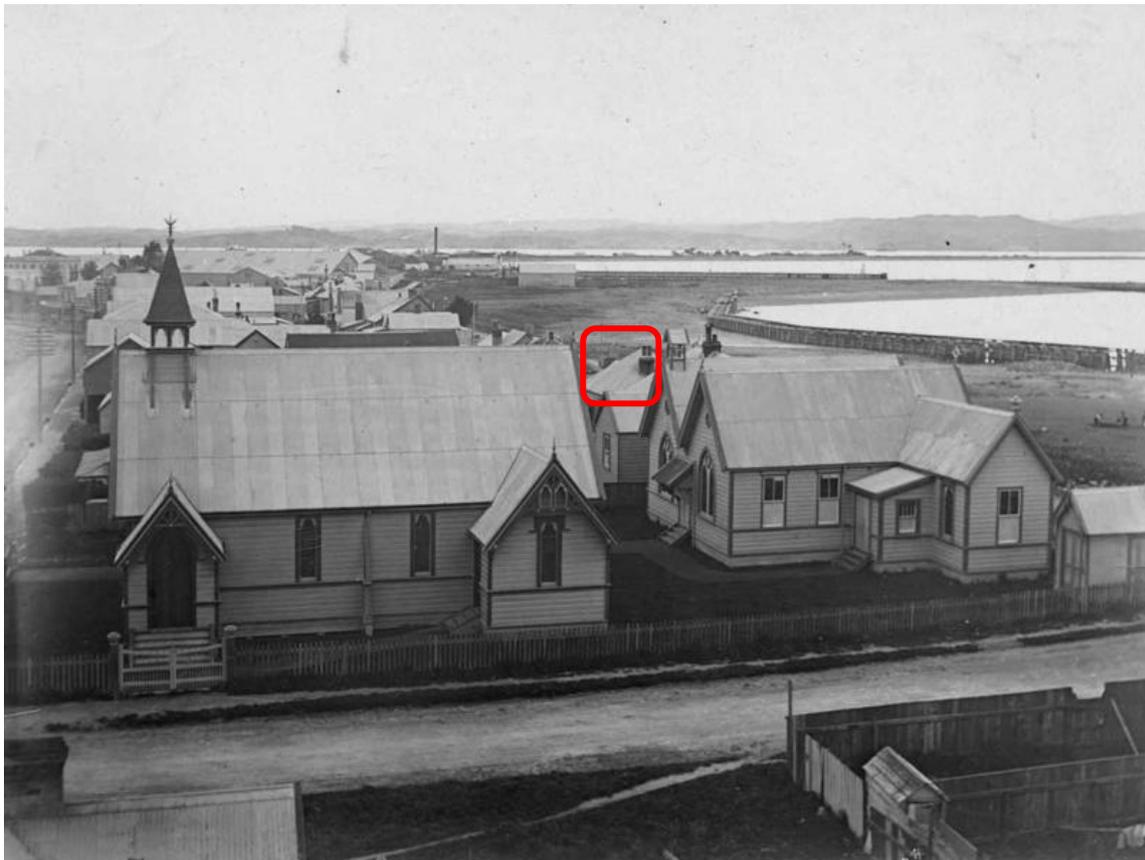


Figure 174 Presbyterian Church and Wilson Hall 1904, portion of 32 Hardinge Rd marked in red. Source: MTG Hawke's Bay Object no 3679



Location of 32 Hardinge Road 1880s. Source: MTG Hawke's Bay object no. 838

2.20 Hardinge Road, no. 73: Peggy Higgins House

Name: Hardinge Road, no 73, Peggy Higgins House

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area):

Address: 73 Hardinge Road, Ahuriri

Legal Description: PT LOT 2 DDP 634; PT TN SEC 457 NAPIER (CT 84/152)

Construction date: 1910



Figure 175 73 Hardinge Road, main elevation to the road. Photo, Chris Cochran, April 2019.



Figure 176 Extent of 73 Hardinge Road, Ahuriri. Source <https://www.gis.napier.govt.nz>



Figure 177 Location of 73 Hardinge Road. Source: <https://www.gis.napier.govt.nz>

Architect:

Builder: Player Bros.

Original function/use: House

Original owner: William Frederick J. Bebe

Current use: House

Current owner: Dan William Druzianic, Kelvin Graham Taylor & Lynette Margaret Taylor

Significance: aesthetic, historic, social,

Summary: The house at 73 Hardinge Road has strong social and historic values for its association with Napier local historian and Deputy Mayor Margaret Annie (Peggy) Higgins who made a major contribution to the preservation and conservation of Napier’s European social history. In addition, it is a good example of a bay villa of the early 20th century, in quite authentic condition, and playing a part in the interesting townscape of Hardinge Road and the foreshore.

History: The house at 73 Hardinge Road, Ahuriri, Napier, was originally built for William Frederick J. Bebe by Player Brothers builders of Napier (Figure). Bebe sold the property to Harry Mayo (1877-1946) an accountant and later company secretary, in or about 1915. Harry Mayo died in 1946 and was survived by his wife Maggie (1879 – 1955). The property belonged in the Mayo family up until the early 1950’s (probably until 1952) when the ownership changed to Philip Higgins (New Zealand, City and Area Directories 1866-1954, source.²⁹⁵ Philip was the husband of Margaret Annie (Peggy) Higgins. Peggy Higgins was the daughter of the previous owners Harry and Maggie Mayo.²⁹⁶

Peggy was renowned as a local historian who was the chairperson of the New Zealand Historic Places Trust Hawke’s Bay branch committee for many years. She was ably assisted by her husband Phil as secretary. She was a highly active member of the Historical Affairs Section of the Hawke’s Bay Art Gallery and Museum. The section had first met on 15 March 1948 with J.H. Cook as the chairperson and then met on the first Monday evening of every month. Peggy Higgins was one of the dedicated local historians who belonged to this Section and gave lectures on topics relating to local European social history. Activities included at least one historical field trip each year.²⁹⁷

They tried to preserve ‘History Sites,’ but its members were not interested in natural or Maori history. Despite this lack of interest in Maori history the group did undertake some historical projects and succeeded in saving Te Ihu o Te Rei (Quarantine Island) from being quarried out of existence as its near neighbour Parapara had been. The Section had a tree planting programme on Te Ihu o Te Rei for several years. They submitted a list of places of historical interest to the Napier City Council and supplied the information for the notices that were then put up by the Council’s Reserves Department.²⁹⁸

Peggy was one of the first two women elected to the Napier City Council in 1968.²⁹⁹ The other was Mrs Young and they both served for several terms, with Peggy eventually becoming Deputy Mayor.

Margaret Annie Higgins—known as Peggy—made major contributions to the community and was awarded a Q.S.M. for services to the community in the New Year’s Honours List for 2000.³⁰⁰ She died on 28 July 2002 at the age of 84 and is buried in the Old Napier Cemetery on Napier Terrace.

²⁹⁵ www.ancestry.com

²⁹⁶ www.ancestry.com

²⁹⁷ Fea, Roxanne & Elizabeth Pishief, 1996. *Culture of Collecting: 60 Years of the Hawke’s Bay Museum*, p. 61

²⁹⁸ Campbell, M.D.N. 1975. *Story of Napier 1874-1974: Footsteps Along the Sands*, Napier City Council, pp. 225 & 227.

²⁹⁹ Fea, Roxanne & Elizabeth Pishief, 1996. *Culture of Collecting: 60 Years of the Hawke’s Bay Museum*, p. 62

³⁰⁰ <https://dpmc.govt.nz/publications/new-year-honours-list-2000>



Figure 178 Higgins Grave in Old Napier cemetery. Peggy Higgins has a plaque at the base of the pedestal holding a cross and original inscriptions. Source:

<https://el.billiongraves.international/grave/Margaret-Annie-Peggy-Higgins/31140256>

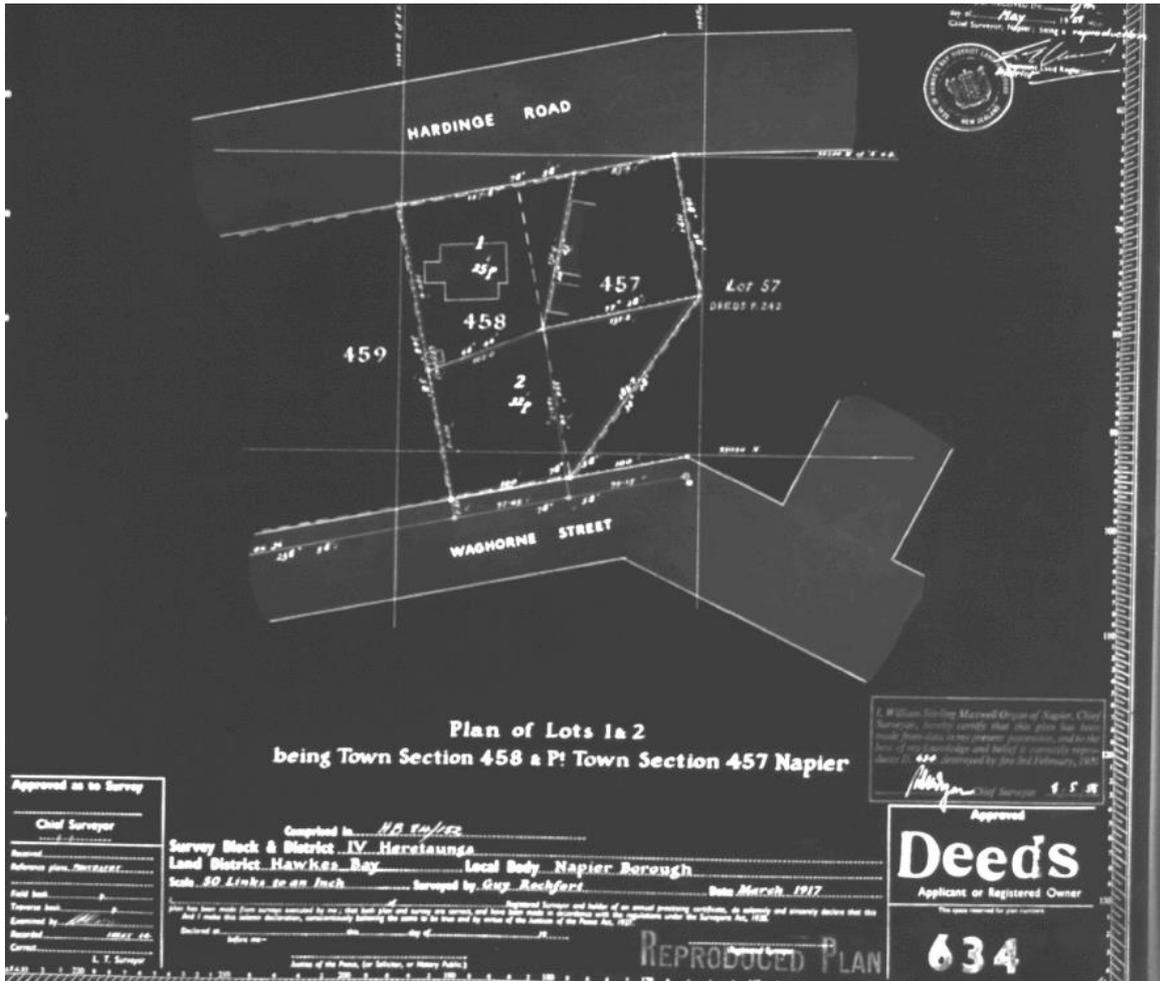


Figure 179 Deeds Plan 634 showing plan of Lots 1 & 2 being TS 458 and TS 457 in the Town of Napier. Source: Microfiche in Napier Public Library

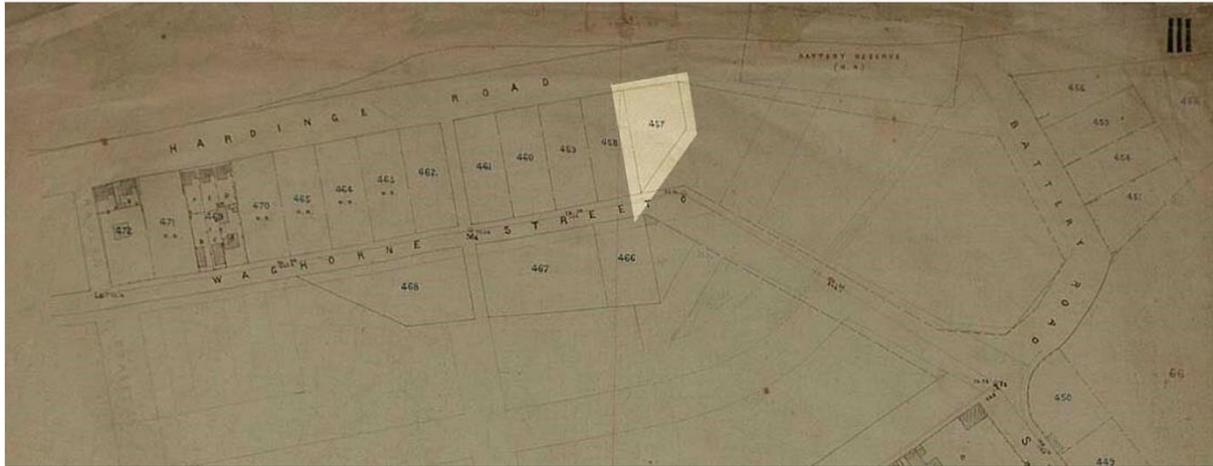


Figure 181 Part of Bowman Sheet III showing land at 73 Hardinge Road in mid 1880s. Source: <https://collection.mtghawkesbay.com/objects/72494>.

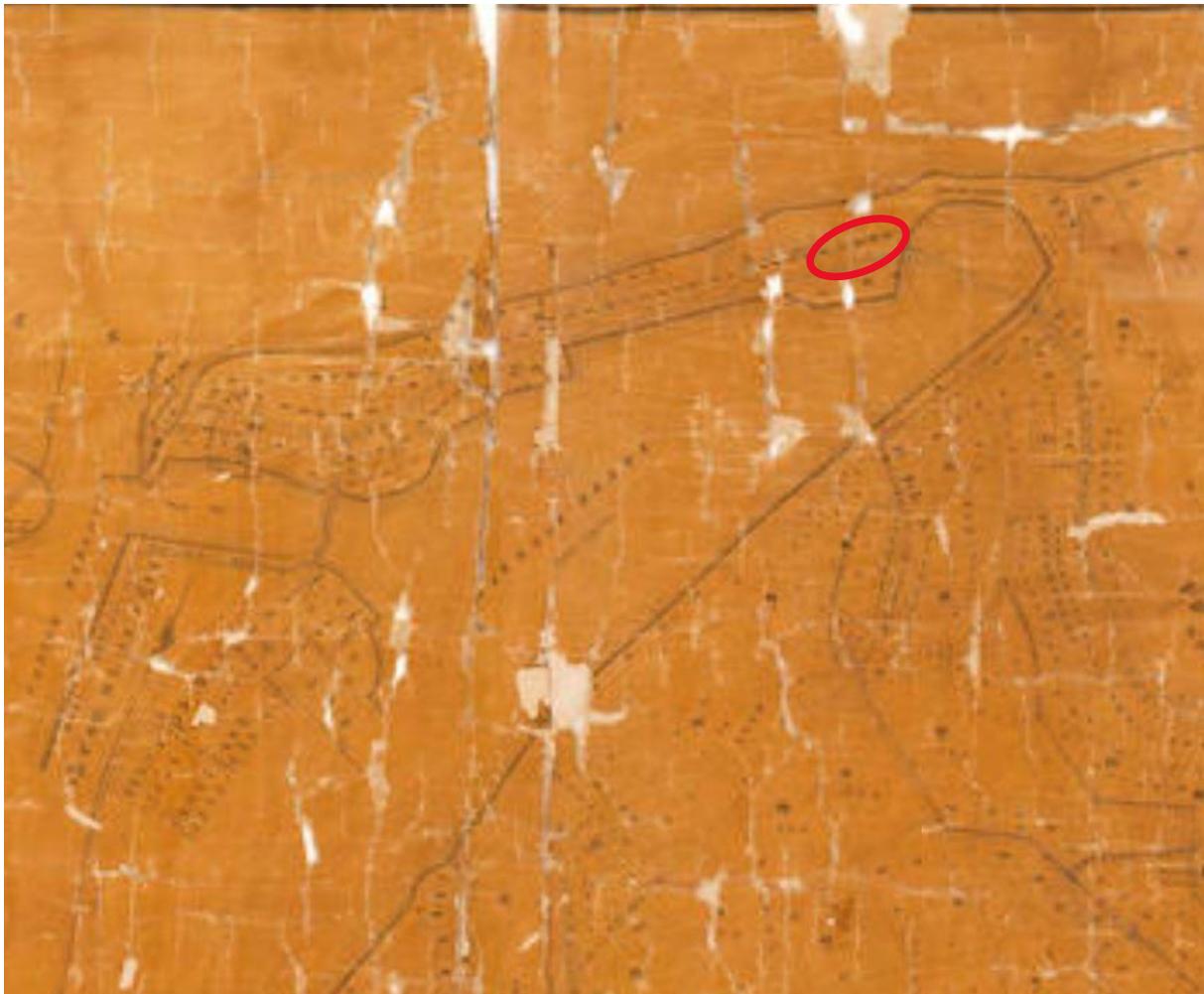


Figure 182 Part of the Plan of the town of Napier c., published by Edward Lyndon and compiled by Guy Rochfort. Red circle indicates the approximate location of the section at 73 Hardinge Road, Ahuriri. Source: <https://collection.mtghawkesbay.com/objects/83371>

Alterations: Recent verandah alterations, including removal of filled in verandah portions and changing of verandah roof profile.

Notable people: Margaret Annie (Peggy) Higgins: First woman Deputy Mayor of Napier

Architectural style/description: The house at 73 Hardinge Road is a particularly good example of a bay villa of the first decade of the 20th century, with many features that are typical of the time – a strong gable-roof form coming forward of the main body of the house on the right; a second bay on the left corner set at an angle of 45 degrees, and a verandah sheltering the front door between these two main roof forms. The windows are double-hung sashes, with a group of three each to the main gabled forms; a modern window has been installed under the shelter of the verandah. Somewhat unusually, the weatherboards are plain lapped boards, quite narrow, when the standard cladding at this time would have been wide rusticated boards; the use of these boards is a precursor to cladding of the later bungalow period. Another nod to the approaching change in fashion is the complete absence of any decorative timberwork to the gable ends or the verandah. The roof, with interesting geometric shapes, is fully clad in corrugated galvanised steel.

The plan is typical of the time, with the front door opening into a central hallway with the main rooms off on either side, and service rooms at the rear.

The house is in very good condition; it is set back from a very neat picket fence that runs along the edge of the footpath. It has streetscape value in being right near the beginning of the long straight stretch of Hardinge Road, which has an eclectic mix of period buildings, all facing across to the waters of the Port of Napier.

Theme): residential, government, heritage preservation.

Hapu/Iwi:

Cultural connections:

References:

Ancestry <https://search.ancestry.com>

Bowman, Frederick. 'Napier Land Lots in Ahuriri and Hill Area, Sheet III'. 1880s. Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi.
<https://collection.mtghawkesbay.com/objects/72494>.

Campbell, M.D.N. 1975. *Story of Napier 1874-1974: Footsteps Along the Sands*, Napier City Council.

Fea, Roxanne & Elizabeth Pishief, 1996. *Culture of Collecting: 60 Years of the Hawke's Bay Museum*.

Rochfort, Guy. 'Plan of the Town of Napier'. Edward Lyndon, 1890s. Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi.
<https://collection.mtghawkesbay.com/objects/83371>.

Linz <http://linz.govt.nz>

Microfiche in Napier Public Library

MTG Hawke's Bay online collections <https://collection.mtghawkesbay.com>

Napier City Council GIS <https://www.gis.napier.govt.nz>

Napier City Council Property file for 73 Hardinge Road

Recommendations: Schedule as significant

2.21 Hastings Street, no. 422: Arkwright's Store

Schedule number:

NCC Heritage Group:

Type of site: archaeological site, V21/297

Address: 422 Hastings Street

Legal Description: Lot 1 DP 957 CT C2/164

Construction date: 1870s



Figure 183 Arkwright's Corner Store from Edwardes Street looking south Source: Elizabeth Pishief October 2019



Figure 184 Extent of 422 Hastings Street Source: Napier City Council Property-on-line

Architect/designer:

Builder:

Original function/use: residential

Original owner:

Current use: residential

Current owner:

Significance: archaeological V21/297, no architectural value, some historic significance, strong social value, and townscape value.

Summary: This is an early shop, but its history is not well understood. It has limited historic value but is a part of an archaeological site V21/297 which recorded the land on which several early cottages previously stood. Arkwright's store and the cottage next door, no 424 are the only ones still standing. The building has limited architectural value and the paucity of historic information limits its heritage value. However, it has high social values to the surrounding community and occupies a prominent corner position. Its colour scheme adds to its noticeability.

History: The land on which Arkwright's Store is built was originally TS 298 granted to John Alexander Smith³⁰¹. J.A. Smith arrived in Napier in 1857 and commenced business at the Port of Napier as Merchant and Commission Agent.³⁰²

³⁰¹ P.H.E. Bloomer List of Crown Grantees

³⁰² *Hawke's Bay Herald* 24 September 1857

Arkwright's store had been built on TS 256 by the early 1880s.³⁰³ In 1896/7 the corner of Edwardes and Hastings Streets was occupied by James Lucas.³⁰⁴ In 1898/9 S.M. Issah was living on the corner of Edwardes Street and Hastings Street.³⁰⁵



Figure 185 Part of Bowman XXII showing building in location of Arkwright's store c. 1880-85
Source: MTG Hawke's Bay object no. 72529.

³⁰³ Bowman's Plan XXII

³⁰⁴ www.ancestry.com. Wise's Post Office Directory 1896/7

³⁰⁵ www.ancestry.com. Wise's Post Office Directory 1898/9

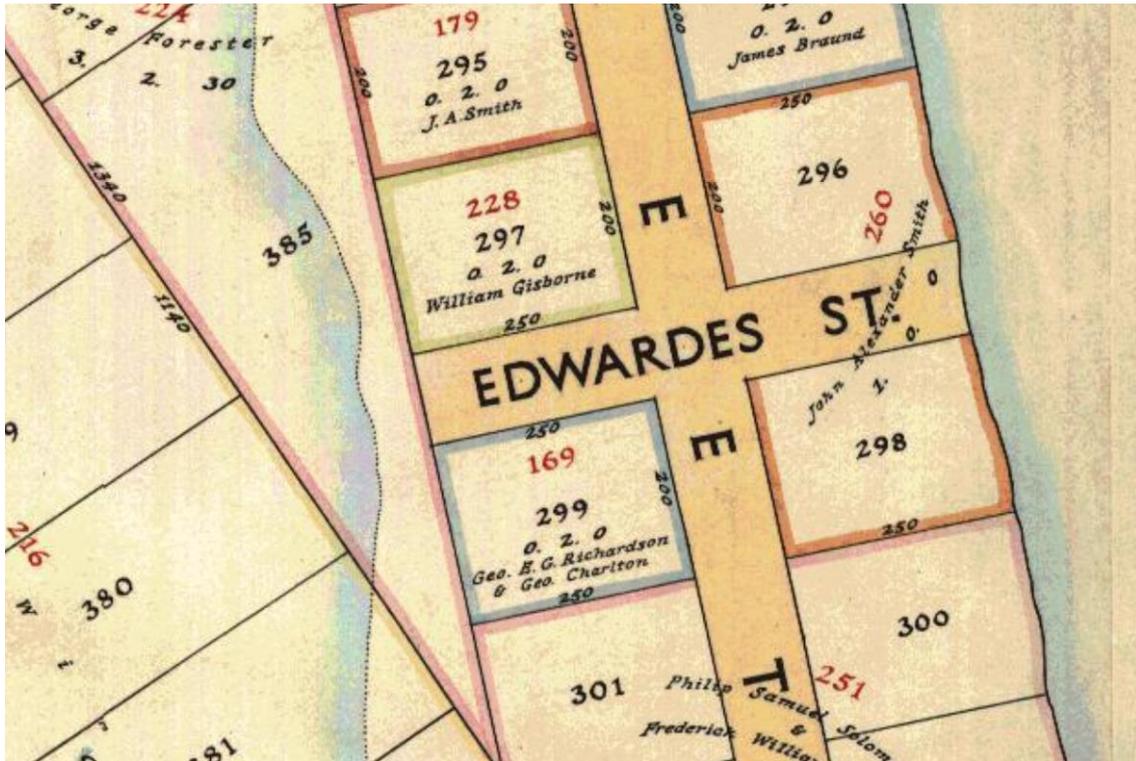


Figure 186 Part of SO 5008 showing TS 298 on corner of Edwardes and Hastings Streets.

The building was owned by Mr B. Collins in 1963 and it did not conform with the Food Hygiene Regulations. The Council inspector wrote that to conform the following things were needed:

- a wash hand basin was fitted with hot and cold water.
- the rooms were to be lined with hard board to make clean.
- the floors and piles were to be renewed.
- spouting and downpipes to be renewed as needed.
- line the stock room to make it clean.
- remove debris from the yard.³⁰⁶

In 1963 there was an application to alter the shop front and build a ramp. The builder was Watters and Jackson.³⁰⁷

In 1981 the Lucky Star Dairy (C & D.E. Purvis (Dairy) Ltd.) were told they needed a permit to display a sign on the roof of a car. When they applied the permit was declined.³⁰⁸

³⁰⁶ Napier City Council property file.

³⁰⁷ Napier City Council property file.

³⁰⁸ Napier City Council property file.



Figure 187 The non-compliant sign on the car along Marine Parade. Source: Napier City Council property file.

In 1986 D & A Poppelwell applied to build a car port.³⁰⁹

Another dairy owner Claire Marlow applied to increase her takeaway business by putting in a table and chairs in place of the big freezer where she had stored the ice cream. She had had it removed because she had to stop ‘rolling ice creams’ as she had Repetitive Strain Injury.³¹⁰

In 1991 Mrs Shahadeh applied to have to sets of tables and chairs outside the shop occupying a meter of legal road. This was allowed.³¹¹

Notable people:

Architectural style/notes:

Alterations:

Theme:

Hapu/Iwi:

Cultural connections:

References:

www.ancestry.com.

- Wise’s Post Office Directory 1896/7
- Wise’s Post Office Directory 1898/9

Bloomer P.H.E. List of Crown Grantees (held by Elizabeth Pishief.

Bowman Plan XXII: MTG Hawke’s Bay object no. 72529

³⁰⁹ Napier City Council property file.

³¹⁰ Napier City Council property file.

³¹¹ Napier City Council property file.

Napier City Council property file

www.paperspast.natlib.govt.nz

- *Hawke's Bay Herald* 24 September 1857

Recommendation: Listed on District Plan



Figure 188 Arkwright's Corner Store looking east from Hastings Edwardes Streets intersection.
Source: Elizabeth Pishief

2.22 Herschel Street, no. 12: McKenzie Building

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site: Historic place. Archaeological site,

Address: 12 Herschel Street

Legal Description: Record of Title 154865 LOTS 3, 4 DP 20353 (backs onto and includes 24 Hastings Street)

Construction date: c. 1932/3



Figure 189 Napier Club 28 April 2009. Source: Property File for 12 Herschel Street June 2019



Figure 192 The building formerly owned by J.R. McKenzie Limited (and other people subsequently), now Matisse Bar. Source: Elizabeth Pishief 16 January 2020.

Architect:

Builder:

Original function/use: shop/offices.

Original owner: J.R. McKenzie Limited

Current use: wine bar

Current owner:

Significance: No architectural or historic value

Summary: The history of this building is insubstantial it was built for J.R. McKenzie Limited who had owned the land since 1927 or earlier then the Automobile Association took it over before it was bought by Bon Marche and later by the White family before the Napier Club who subsequently sold it in 2013. The architectural, townscape and technological values are exceptionally low. The building which was relatively intact until recently has been highly modified with the interior being removed and the windows and front door replaced leaving only the exterior front wall, which has been painted boldly and unsympathetically.

History: The land on which the McKenzie Building stands is built is the north eastern part of Town Section 140, which was originally granted to Henry Ferdinand Turner in 1859.



Figure 193 Part of SO 5008 showing land grants in part of Herschel street. Source: SO, 5008

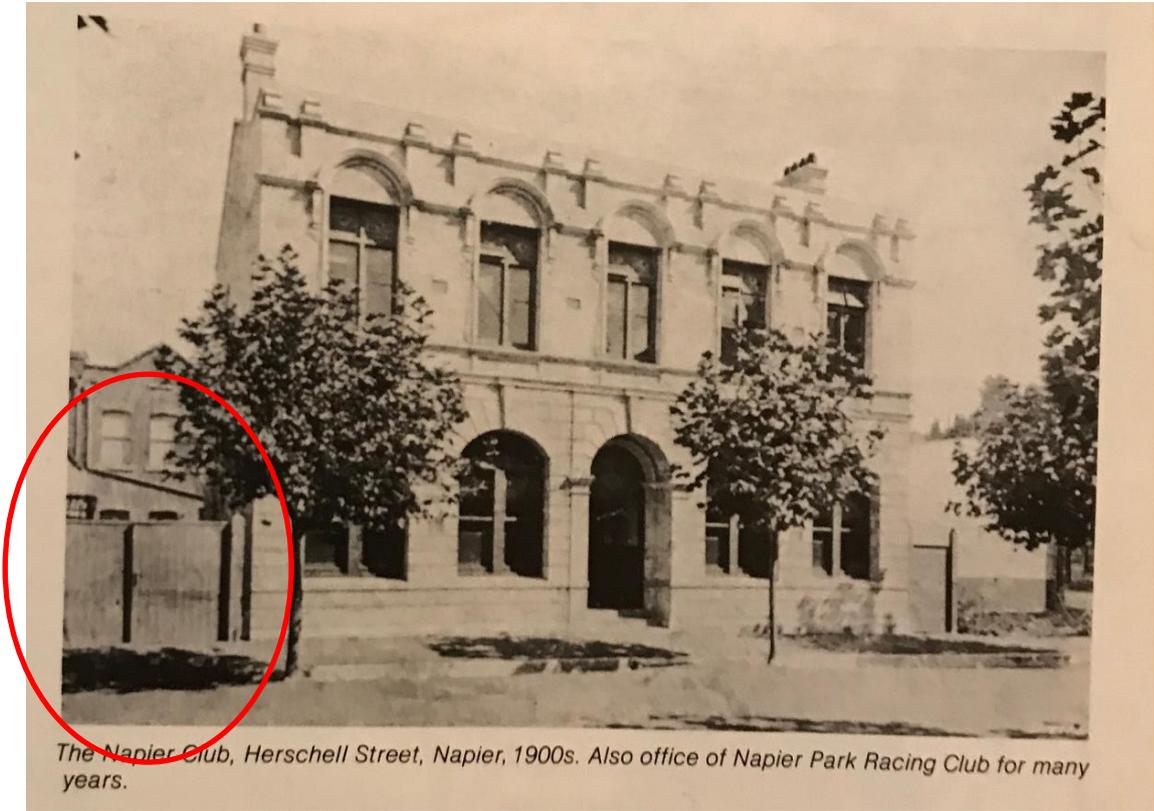


Figure 194 The Napier Club in 1900s prior to 1931 earthquake. The building next door is the one on the footprint of 12 Herschel Street. Source: Jo Lorigan, 1987. p. 69



Figure 195 Part of photograph showing Napier Commercial club and two small buildings on TS 140
Photographer: F.G. Radcliffe 1910-1919 Source: Auckland libraries Record ID 35-R780

In 1905 “eleven perches of land in Herschel Street was sold to a syndicate on behalf of the Napier Club at a figure, which works out at the rate of around. £15,000 per acre.”³¹² This is the first indication that the Napier Club was occupying land in Herschel Street. In 1906 the Napier Commercial Club had a two-storey brick club house built in Herschel street by Bull Brothers. It cost £2,760.³¹³ This was on TS 141 next door to 12 Herschel Street.

³¹² *Bush Advocate* 26 September 1905

³¹³ NCC Building permits index by Peter Bloomer.



Figure 196 The Commercial Club on TS141 adjacent to TS 140.1908. Source: Map 1908 held by Maurice Bartlett, 7 Veronica Avenue Napier

In 1916 J.A. Louis Hay moved to new premises in Herschel Street opposite the Napier Club.³¹⁴ In 1921 the Napier Club in Herschel Street had Holt & sons build them a new door for £35.³¹⁵

On 4 July 1927 J.R. McKenzie Limited “a duly incorporated company having its registered office in Wellington” owned Lot 1 on DP 141 which was the northern part of TS 140.³¹⁶ Most of the buildings in Herschel Street were wrecked in the earthquake: “For ten acres or more the town is utterly wrecked. In Herschel Street the Masonic Hotel, Parker’s new three-story building, the Napier Club and the Hawkes Bay County Council are heaps of rubbish.”³¹⁷ Although the McKenzie building is not mentioned it is likely to have been extensively damaged and demolished because photographs of Parker’s Chambers show a vacant lot at 12 Herschel Street.

³¹⁴ *Hastings Standard* 1 June 1916

³¹⁵ NCC Building permits index by Peter Bloomer.

³¹⁶ CT 32/202

³¹⁷ *Evening Post* 5 February 1931

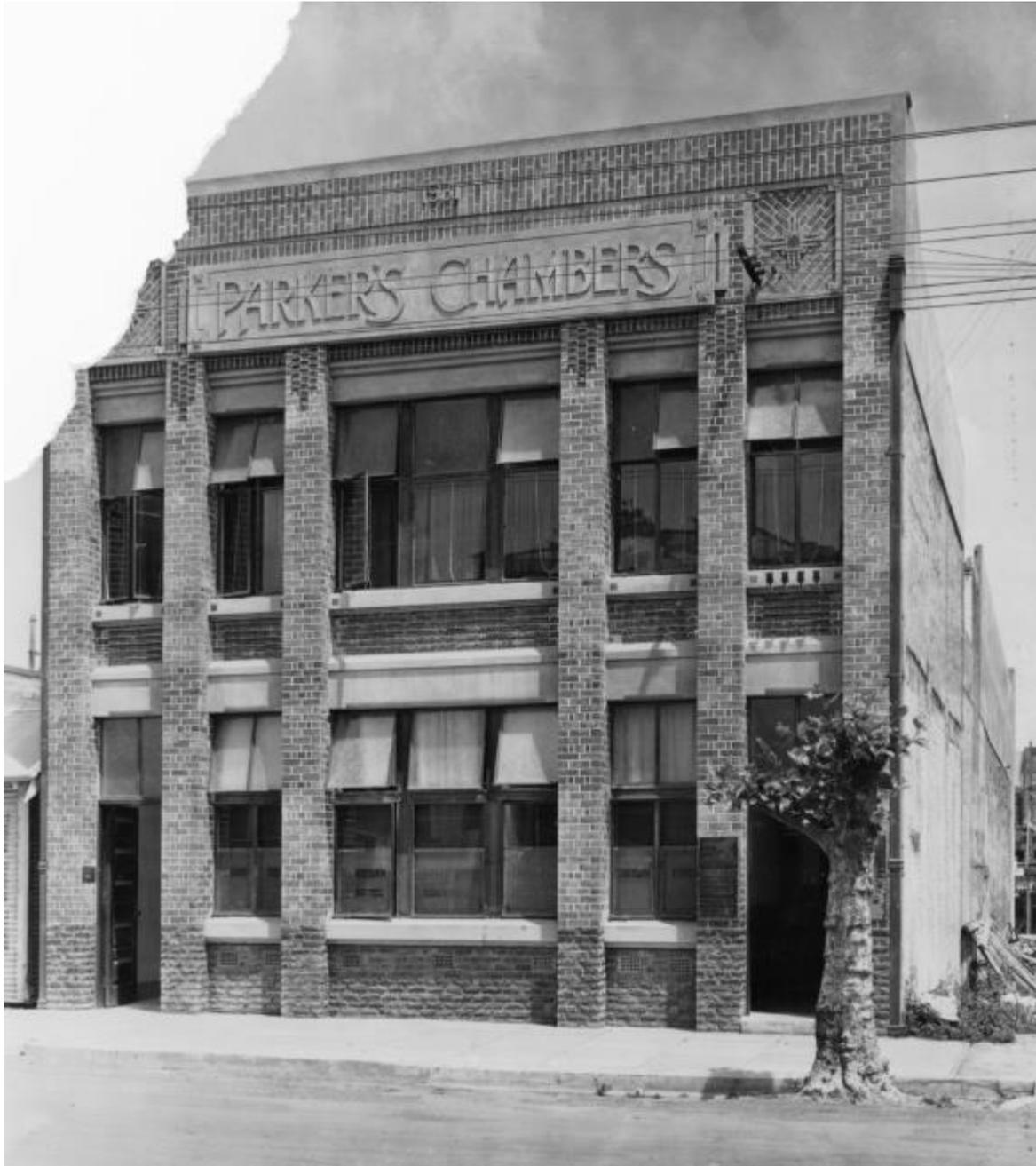


Figure 197 View of Parker's Chambers (1929), Herschel Street, designed by J A Louis Hay. The photograph was taken from Herschel Street looking west following the removal of the third floor of the building, which occurred in the aftermath of the 1931 Hawke's Bay earthquake. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 8795



Figure 198 This photograph depicts the Herschel Street façade of Parker's Chambers after the Hawke's Bay earthquake on the 3rd of February 1931. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 7256 g



Figure 199 View along Herschel Street c. 1932-5. On the left side of the intersection is the White's Building (later known as the New Zealand Insurance Building) designed by J A Louis Hay, completed 1932. Other buildings visible along Herschel Street include the Hay Building (designed by J A Louis Hay, completed 1932), Parker's Chambers (designed by J A Louis Hay, 1929), and between that and the County Council Chambers (1908-10) is a small building which may be the McKenzie building. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 14148 a

In February 1933, the Certificate of Title was certified as a true copy of the outstanding duplicate. On 8 November 1960, the land was transferred to K. G Irwin and then on 22 December Lot 1 Plan 10308 was transferred to the Automobile Association. The CT was cancelled and another one (197/18) was issued in the name of the Automobile Association (Hawke's Bay) Incorporated. Then in 1975 the land was transferred to Bon Marche Holdings limited. On 4 October 1989, this Certificate of Title was cancelled as to Lot 4 DP 20353 (all of the within land) and CT M1/618 was issued.³¹⁸ The property was owned by the Whites prior to being transferred to Mayland Properties in 2004. Mayland Properties had a mortgage to Napier Club (incorporated) subject to s. 308(4) of the Local Government Act 1974. The building was transferred to the Napier Club in 2005 with a mortgage to the Waiapu Board of Diocesan Trustees. The mortgage was discharged in June 2015 and the property was transferred to Aristotle Holdings Ltd., who immediately transferred it to Raglan Roasts Ltd. Three years later in April 2018 the property was transferred to Wallace Development Ltd.³¹⁹

Notable people:

Architectural style/description: Extensive alterations have taken place in the last two years including removing many of the original fittings and exposing beams in the interior etc., in addition to a dramatic but unsympathetic paint scheme.

³¹⁸ CT 197/18

³¹⁹ Certificate of Title 154865.

References:

Land Information New Zealand

- Certificate of Title 32/202
- Certificate of Title 197/18
- Certificate of Title 154865.

NCC Building permits index by Peter Bloomer.

www.paperspast.natlib.govt.nz/

- *Bush Advocate* 26 September 1905
- *Hastings Standard* 1 June 1916
- *Evening Post* 5 February 1931

Theme: commerce

Hapu/Iwi:

Cultural Connections:

Recommendations: Not to be added to the District Plan schedule

2.23 Hill Road, no 1: King George's Hall

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: 1 Hill Road, Bay View

Legal Description: PT LOT 1 DP 2563, SEC 46 Blk XII PUKETAPU SURVEY DISTRICT (CT 181/87 L2/807)

Construction date: 1911-1912



Figure 200 General view of King George's Hall, showing the main entrance side to Hill Road. Source: Photographer, Chris Cochran, June 2019.



Figure 201 Interior of the hall, looking to the stage and proscenium arch (above), and the entrance end with the door to the entrance foyer on the left (below). Source: Photographs, Chris Cochran, June 2019



Figure 202 Interior of the hall. Source: Photographs, Chris Cochran, June 2019



Figure 203 Portrait of King George V above the proscenium arch. Source: Photographer Chris Cochran, June 2019.



Figure 204 Extent of King George's Hall. Source: Napier City Council property on-line

Architect: James Augustus Louis Hay

Builder: J.E. Humphries

Original function/use: Community hall

Original owner: King George's Hall Trustees

Current use: Community hall

Current owner: Napier City Council

Significance: Aesthetic, architectural, historical, cultural, social.

Summary: King George's Hall has strong community associations, having served the people of the district for some 110 years in all sorts of social, cultural, and sporting ways; it is a focal point of the district, a much-loved community asset. It has strong architectural qualities, both for the visual interest of its exterior form and detail, and the tower in particular, and for the high level of finish in the interior fitout. It has been sympathetically extended and adapted to keep it relevant for present-day use, remaining a wonderful asset to the community. Interior should be included in the listing (with the King George portrait, the rimu joinery and commemoration Roll of Honour board deserving special mention).

History: Opened in 1912, King George's Hall is a relatively early design by Louis Hay. Judy Siers notes in her extensive centenary history of the building that at the time the hall was in planning, the village it served was known as Petane. Due to confusion between Petane and Petone, the village was renamed Bay View in 1924.³²⁰

³²⁰ Judy Siers, 2011. *King George's Hall, 1911-2011 Bay View, Napier* Napier: The King George's Hall Committee, p.5.

The hall came about in part by an announcement by New Zealand's Government to subsidise community buildings by £250 in commemoration of George V's succession to the throne. Catherine and John McHardy owned considerable land and businesses in the area and donated a plot for a hall to be built on. Additional fundraising from the public, and grants from the Hawke's Bay County Council and the Napier Port Company enabled construction of the hall. A foundation pile was laid on 22 June 1911 – Coronation Day. With work completed by April the following year, King George's Hall officially opened on Empire Day, 24 May 1912.³²¹

Over the following decades, the building was used for civic functions, parties, film screenings and performances – and remains available today for such events. King George's Hall is one of the few remaining large buildings in Bay View dating to the early twentieth century. Major restoration work was carried out in the late twentieth century, 1986 to 1995, including an extension to the lean-to structure at the front corner and one side of the building. The architect for this work was R Martin Yeoman, and the contractor, J. D. Harwood.

Notable people: John and Catherine McHardy; A Louis Hay

Style/description: King George's Hall occupies a prominent corner where Hill Road turns off the Main North Road, State Highway 2; given its considerable size, and the prominence of its tower, it has a strong landmark quality at this important entrance to Bay View.

The main form of the building is the large rectangular plan of the hall, with a high gabled roof facing Hill Road. This form is supported by a lean-to on the front (west) elevation, with entry foyer, on the south with supper room and kitchen, and on the east by backstage spaces. The north wall facing the State Highway has a regular row of braces supporting the side wall. The dramatic feature of the building though is the tower, offset to the right side of the hall and rising to be level with the main ridge; it is square in plan, and has an open top with square pillars at the corners with a semi-circular motif between forming a parapet. This is a strong Art Nouveau feature of the building. Applied 'stickwork' to the front elevation, and shingles high in the gable end, are supporting features.

Inside, the hall is a large clear space, lit by high level windows, with a coffered and panelled ceiling. It can seat about 200 people, or 300 standing. The stage is at the far eastern end, where the proscenium arch features a portrait of King George V, an unusual commemorative feature. Commemoration plays an important part elsewhere too, with a Roll of Honour prominent alongside the stage.

The building is timber-framed, clad in rusticated weatherboards, with a corrugated steel roof. Inside, there is beautiful finishing work to a high dado and joinery in heart rimu, mostly still unpainted. It is fully sprinklered, ensuring its security against damage or loss by fire.

Theme: Community

Hapu/Iwi:

Cultural connections: People of Bay View

References:

³²¹ Siers, pp. 13-21.

Siers, Judy. 2011. *King George's Hall, 1911-2011 Bay View, Napier*. Bay View, Napier: The King George's Hall Committee.

Recommendations: To be listed. Interior should be included in the listing (with the King George portrait, the rimu joinery and commemoration Roll of Honour board deserving special mention).



Figure 205 Hand-worked wall hanging to the left of the proscenium arch. Source: Chris Cochran May 2019

2.24 Hukarere Road, no. 9: Frederic Williams House: Te Rawhiti; now Warrawong

Name: Hukarere Road, no 9, Frederick Williams House: Te Rawhiti, now Warrawong

Schedule number:

NCC Heritage Group:

Type of site: Historic place; archaeological site.

Address: 9 Hukarere Road, Bluff Hill, Napier 4110

Legal Description: LOT 2 DP 7110 (CT 127/13)

Construction date: Unknown c. 1890s



Figure 206 F.W. Williams House Te Rawhiti 9 Hukarere Road. Source: Chris Cochran, May 2019



Figure 207 Extent of property at 9 Hukarere Road. Source: NCC property-on-line



Figure 208 Location of 9 Hukarere Road within Napier. Source: NCC GIS property on-line

Architect: Unknown **Builder:** Unknown. Robert Holt was the builder for an addition of a bathroom in 1908 and builders McKenzie and Walker further added to the building in 1926 (Holmes, 2002).

Original function/use: Residential

Original owner: Frederick Wanklyn Williams

Current use: Residential – Had been converted to flats in the mid-1950s by owners Mr and Mrs J.W Read of Napier. It is unknown whether the property has been converted back to a single dwelling home or not. It is likely the current owners continue to live in it as flats.

Current owner: Patricia Ross

Significance: aesthetic, architectural, historical, social

Summary: This property was the family residence of Frederick Wanklyn Williams who was the founding partner of Williams and Kettle Limited. Fred was the grandson of the First Bishop of Waiapu (William Williams), and the house was built next door to William Williams's house "Hukarere". It has significance for being the house of an important businessman and the founder of a regionally important stock and station agency. It is one of three buildings on land once owned by William Williams an important early missionary. The house has architectural significance as an impressive two-storey late Victorian villa.

History: Frederic Wanklyn Williams was born on or about 13 October 1854 at the Turanga mission station at Whakato in Poverty Bay. He was the eldest of 10 children of the CMS missionary William Leonard Williams and his wife, Sarah Wanklyn. Frederick attended St John's College, Auckland and later the Church of England Grammar School at Parnell. On February 1, 1870 (aged 16 years), Fred Williams became the new office boy at Kinross and Company, a mercantile firm operating from Ahuriri near Napier. The company was later hit badly by financial crisis, and at age 23 Fred felt he had served his commercial apprenticeship, and so established his own firm (F.W. Williams) in August 1880. In 1885 Frederic Williams was joined in partnership by the ebullient and outgoing Nathaniel Kettle, and the firm became known as Williams and Kettle.

Frederic Williams was also active in the community. He was a member of the Napier Harbour Board for a total of 25 years between 1889 and 1919, chairman of the Hawke's Bay Agricultural and Pastoral Society and a member of the Hawke's Bay Education Board from 1893 to 1899. He became mayor of Napier in 1902; but after steering through a loan of £10,000 to help develop the provincial town, he resigned in 1904 to concentrate on his business interests. Williams had a deep and abiding sense of duty to the Anglican church. Both his father and his grandfather were bishops of Waiapu. He served the church diligently as a lay person, synods man in the diocese of Waiapu and as a financial adviser. He was treasurer of the St John's Cathedral building fund and was a member of the Combined Clerical Pension Board of Auckland, Waiapu and Melanesia.

His recreations included rowing and rifle shooting. At 80 he began to write and later published *Through ninety years*, an account of the life and work among the Maori of his father William Leonard Williams and of his grandfather, the missionary William Williams. Frederic Williams had married Elina Mary Braithwaite (the daughter of J.B. Braithwaite (Napier Manager of the Union Bank) at Havelock North on 13 September 1883; they had had one son, Ronald Wanklyn Williams. Elina Williams died on 27 December 1910, and on 8 July 1912 Frederic married Kate Constance Standish at Ashburton. They had two sons Peter Standish Williams (b. 9 April 1913 d. 1992). And another son Allen Standish born 7 April

1915). Williams died at his home, Te Rawhiti, in Napier on 27 July 1940, survived by Kate Williams and his sons.³²²

The property is built on part of SS 84 owned by Bishop William Williams and the grandfather of Frederic. It appears in photographs from the 1890s but is not on the Bowman map, which although there is no date evident on the Bowman Maps, St John's Cathedral was built in 1888 and is not shown on any of these plans, so it is likely to be after 1888. In 1890 “The Public Works Committee of the Municipal Council held their usual meeting last evening and agreed to recommend the Council as follows: - 1. That Hadfield-terrace and Hukarere road be taken over and declared public streets”.³²³ This suggests that the land along the northern side of Hadfield Terrace was ready for development.

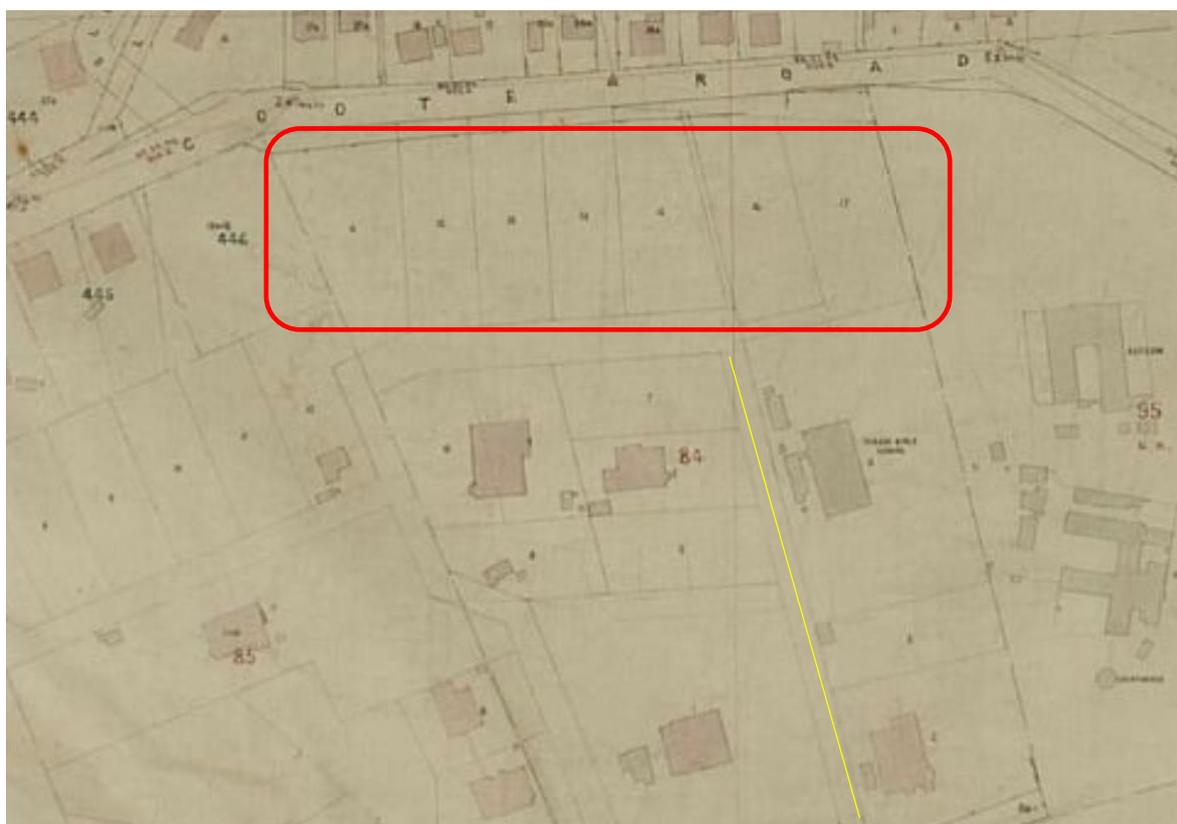


Figure 209 Part of Bowman X showing subdivision along the north side of Hadfield Terrace (red rectangle), Hukarere Road leading to Hadfield Terrace Hukarere School, Mahia, no. 11 Gladstone Road, the Coach house Hukarere House and Taumata.

The firm Williams and Kettle remained a private partnership until 1891 when the Hawke’s Bay Farmers Co-op Association was formed. Fearing that newly formed co-operative might take business from the firm, and to retain their own customers, Williams & Kettle was incorporated as a limited liability company to be worked as a co-operative. The Williams & Kettle co-operative took from the partnership as of 1 July 1891:

- their business premises and plant at Napier, Hastings, Spit and Gisborne, and

³²² <https://teara.govt.nz/en/biographies/2w21/williams-frederic-wanklyn>

³²³ *Hawke’s Bay Herald*, 20 May 1890.

- their interests in steamers and lighters,
- agencies, and
- stock in trade.

The sale gave the two partners more than a small fortune in saleable shares in the new Williams & Kettle Limited.³²⁴ It is most likely that F.W. Williams built Te Rawhiti after the sale of Williams & Kettle in 1891.

Figure 210 shows Te Rawhiti in 1897 prior to the upper verandah being added to the house. Figure 211 shows the house in 1899 when the upper verandah has been added to it.

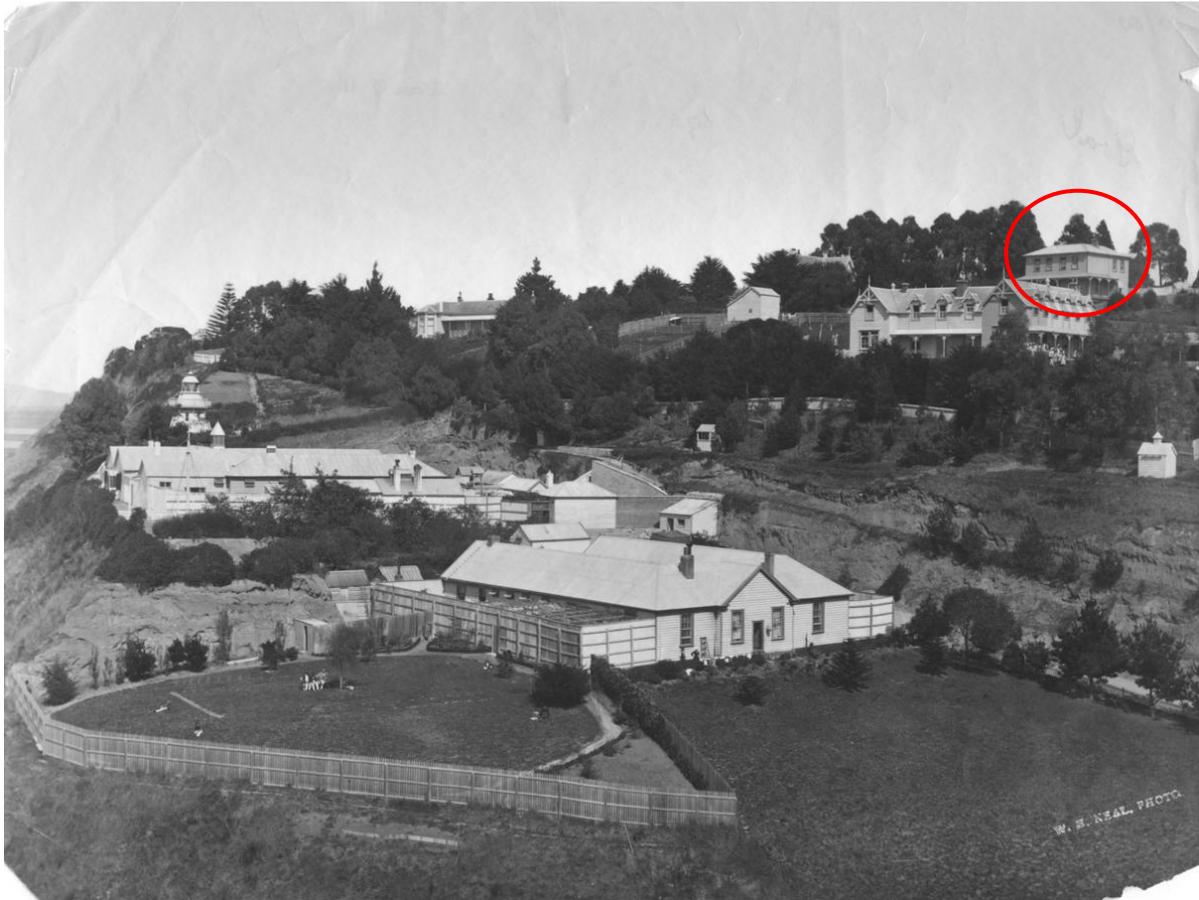


Figure 210 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. Hukarere Māori Girls' School is located further up the hill on the right side of the photograph. Behind the school is the Hukarere Homestead and circled is F.W. Williams house: Te Rawhiti prior to construction of upper verandah. Photographer: W.H. Neal Source: MTG Hawke's Bay object nos. 50/80, 698, 78471

³²⁴ Len Anderson. *Throughout the East Coast, the story of Williams and Kettle Limited*, Pictorial Publications, Hastings NZ, 1974



Figure 211 9 Hukarere Road F.W. Williams House Te Rawhiti Source: *New Zealand Graphic*, 15 December 1909, p. 19.

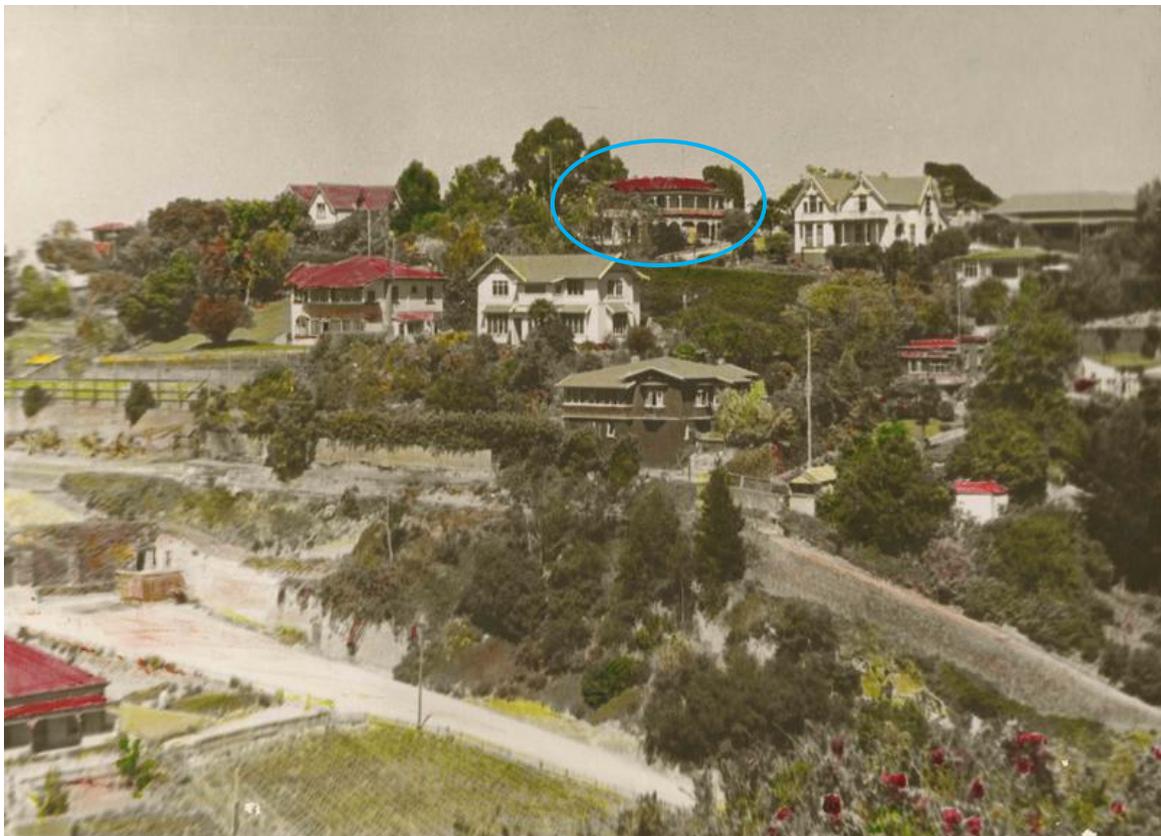


Figure 212 Houses on Hukarere Road prior to 1931. Te Rawhiti is circled. This photograph has names of early occupants attached. Source: MTG Hawke's Bay object nos. m65/55, 3436, 76135

As a man of finance Frederic Wanklyn Williams succeeded brilliantly and he contributed much to the rural and urban development of Hawke's Bay. In some respects, he had a dour, almost humourless personality, which commanded respect but discouraged close friendships. He was single-minded in commercial affairs and he preferred to leave the handling of public relations to colleagues. His business ambitions had full Williams family support, some in the form of financial guarantees, which were regarded by bankers as 'beyond question'. He had the confidence and co-operation of British investors in land and shipping, especially in the growth and development of Williams and Kettle, which expanded throughout Hawke's Bay and Poverty Bay. Williams was chairman until 1919 and director until his death in July 1940.

Notable people: Frederick Wanklyn Williams, with Nathaniel Kettle founded the Stock and Station firm: Williams and Kettle Ltd.

Style / description: The villa at 9 Hukarere Road, now known as Warrawong, is a very impressive two-storey building, now largely hidden from the road by mature trees that fill the front garden. It is approached through a wide cast iron gate, of hand-wrought and rivetted construction, and a curving driveway; there is a picket fence on either side of the gate.

The main features of the house are a prominent gable on the left, which is an addition; the original gable shows in the photo of 1909 above. A two-storey high verandah runs along this front (east) elevation and returns around the north side; from early photos, it is clear that this was built first as a single storey structure, and the second level was added later. It has decorative timber fretwork and trellis balustrading, imparting a richness and grandeur to the house, which is built on a big scale. It is fully timber-framed and clad in wide rusticated weatherboards.

The house has modest townscape value, being set well back from the road, but it has a commanding presence nevertheless because of its size and its siting on a rise, up from the road. It looks east out over the lower buildings on the other side of the road to the distant ocean.

Note: Interior not inspected. Understood to have been divided into five flats.

Alterations:

- 1908 – add bathroom. Builder – Robert Holt. (Holmes, 2002)
- 1926 – add to dwelling Hukarere SS 84 Lot 5 & 8. Builder – McKenzie & Walker (Holmes, 2002)
- 1955 - Proposed alterations to Flats for Mr and Mrs W.J. Read (NCC Property File)

References:

Ancestry website <http://www.ancestry.com>

Find a Grave website. <https://www.findagrave.com/memorial/67282693>;

Papers past website. <http://www.paperspast.natlib.govt.nz/newspapers>

Te Ara <https://teara.govt.nz/en/biographies/2w21/williams-frederic-wanklyn>

Anderson, L. 1974. Throughout the East Coast. The Story of Williams & Kettle Ltd. Pictorial Publications Ltd, Hastings.

Holmes, Eleanor. 2002. "Robert Lamb F.R.I.B.A. The Napier, New Zealand Years. 1879 to 1895." Typescript.

Napier City Council Property File for 9 Hukarere Road.

Theme: European settlement, commerce, farming

Hapu/Iwi:

Cultural connections: Williams Family

Recommendations: To be listed on the District Plan.

2.25 Jull Street: Coker Memorial Gates + Morris Street: Harvey Memorial Gates

Name: House, Coker Memorial Gates, Harvey Memorial Gates

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): Historic place,

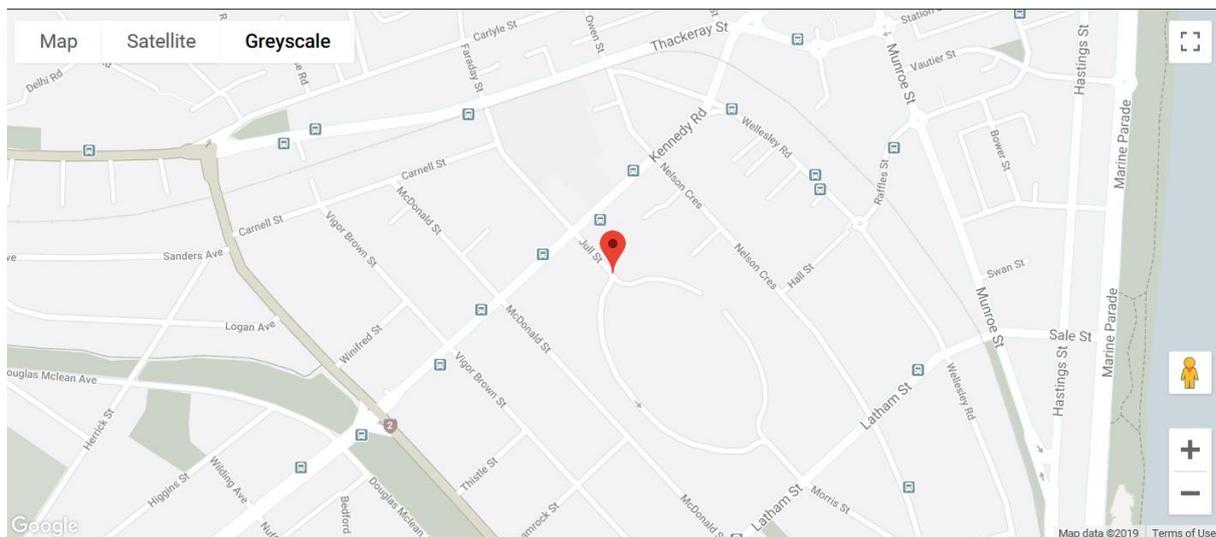
Address: Jull Street entrance & Morris Street entrance to Nelson Park

Legal Description: Road reserve?

Construction date:

Coker Memorial gates: Designed 1916, piers erected 1919, gates erected 1921.

Harvey Memorial gates: Erected 1929



Kennedy Road side of Nelson Park.

Figure 213 Location of Coker Memorial Gates. Source: <https://www.napier.govt.nz/napier/memorials/coker-gates/>



Figure 214 The Coker Memorial Gates. Source <https://www.napier.govt.nz/napier/memorials/coker-gates/>

Architect: Ernest Arthur Williams, registered architect, Napier, New Zealand. **Builder:** Unknown

Original function/use: Memorial Gates

Original owner: Napier City Council

Current use: gates

Current owner: Napier City Council

Significance: Aesthetic, social, historic

Summary:

History:

There are two sets of memorial gates into Nelson Park. The Coker Memorial gates from Jull Street and the Harvey Memorial gates from Morris Street.

The inscription on the Jull Street gates says:

Coker Memorial Gates 1921 Presented by W Coker in memory of Pte Arthur Coker 4th Bridge NZEF who fell at Passchendaele in the Great War 1914-1918



Figure 215 Panorama of the Coker Memorial Gates. Source: <https://collection.mtghawkesbay.com/objects/70487>

The Coker Memorial Gates were erected in memory of Arthur Coker (figure 215) who was wounded at Passchendaele on 8 October 1917 and died on 13 October 1917 at hospital at St. Omer, France (refer figures 216 and 217). Arthur was born in April 1890 in Napier, New Zealand to Mary Waters and William Arthur Coker. He married Amy Edith Morris in Hamworthy, Dorset, England on 23 March 1913 when he was 22 years old. He is buried at Etaples, Departement du Pas-de-Calais, Nord-Pas-de-Calais, France (Ancestry website, 2019).



Figure 216 Private Arthur Coker 1890 – 1917. Source: <https://www.ancestry.com>

Private **Arthur Coker**, son of Mr W. **Coker**, Napier, South, who was recently wounded, according to advice received to-day, died of wounds on the 13th inst. Private **Coker** left Napier with the 20th Reinforcements. Messages of sympathy were received from His Excellency the Governor, etc.

Figure 217 Death Notice for Arthur Coker *Hastings Standard*, 18 October 1917. Source: <https://paperspast.natlib.govt.nz>

IN MEMORIAM.

COKER.—In loving memory of my old friend Private **Arthur Coker** (20th Reinforcements), who was wounded at Passchendaele on October 8th, and died on October 13th, 1917, at a hospital at St. Omer, France.

"In a far distant land he lies
At rest in a soldier's grave."

—Inserted by Jim Pallesen.

Figure 218 In memoriam notice for Arthur Coker. *Hastings Standard* 14 October 1918. Source <https://paperspast.natlib.govt.nz>

A handsome gift of Memorial Gates and fencing for the Morris Street entrance to Nelson Park was made to the Napier City Council by the family of the late Mr Thomas Harvey in 1929. Mr Harvey was a constable in Napier for many years, and during that time regularly attended the various sports meetings, and football and other matches.³²⁵

Notable people: William Arthur Coker, Arthur Coker, Thomas Harvey.

Architectural style/description:

These expansive gates at the northwest entrance to Nelson Park are the focal point for a short approach road (Jull Street) flanked by towering Canary Island Palms. The gates comprise eight capped columns of limestone rock, linked by vertical metal railings. Set forward of the other six columns, the two centre columns are each topped with a grand light fitting that speaks eloquently of early 20th century craftsmanship.³²⁶ The Morris Street gates are remarkably similar in design and materials although nearly ten years later suggesting the same architectural plans were used.



Figure 219 Inscriptions on the Coker Memorial Gates. Source: <https://www.napier.govt.nz/napier/memorials/coker-gates/>

³²⁵ *Poverty Bay Herald* 8 August 1929



Figure 220 The Coker Memorial Gates Source: <https://www.napier.govt.nz/napier/memorials/coker-gates/>



Figure 221 Harvey Memorial Gates, 1929. Source: Elizabeth Pishief 25 August 2019



Figure 222 Harvey Memorial Gates on Morris Street. Source: Elizabeth Pishief 25 August 2019

References:

Napier City Council website: <https://www.napier.govt.nz/napier/memorials/coker-gates/>

Hawke's Bay Museum Online Collection:
<https://collection.mtghawkesbay.com/objects/70487>

Ancestry: <https://www.ancestry.com>

Paperspast: <https://www.paperspast.natlib.govt.nz>

Theme: War, memorialisation

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as Significant. Include both sets of gates: Jull and Morris Street entrances

2.26 Latham Street, no. 32: Donald Mclean's Memorial Cairn

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): historic place

Address: 32 Latham Street McLean Park

Legal Description: LOT 1 DP 432808 - MCLEAN PARK CT 525590

Construction date: 1913



Figure 223 Location of Donald McLean's Memorial Cairn Source: Napier City Council property on-line

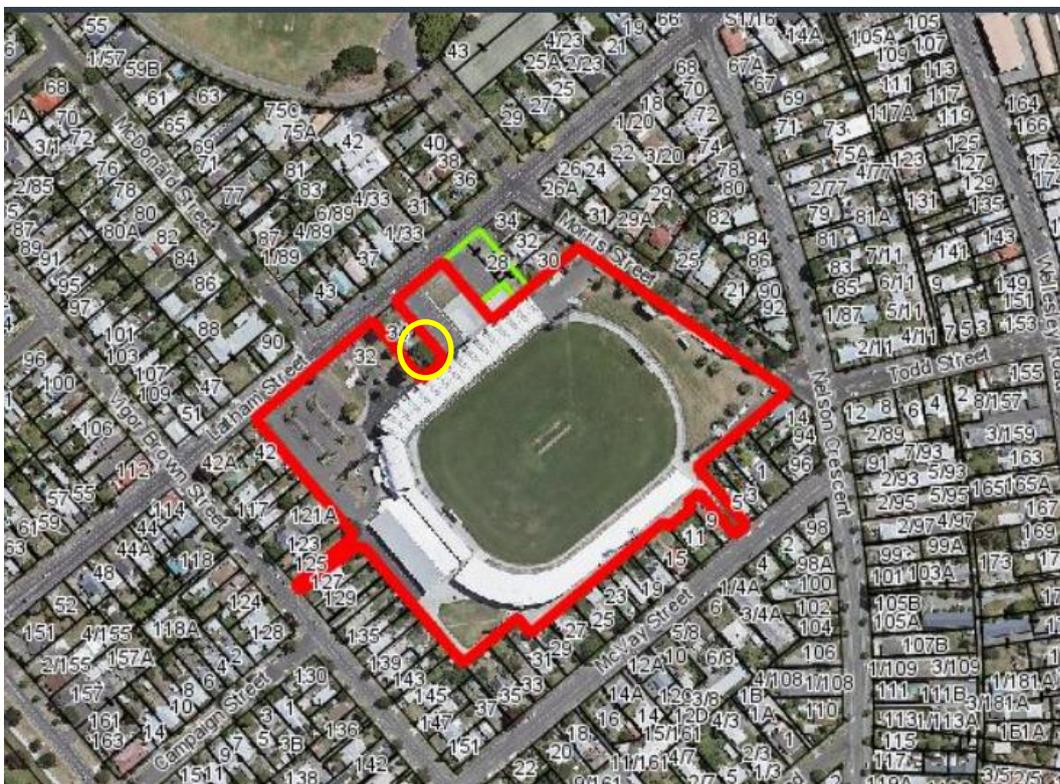


Figure 224 Extent of McLean Park. Position of Memorial Cairn circled in yellow.



Figure 225 A photograph of the McLean Memorial Cairn located at the entrance to McLean Park on Latham Street. This large cairn commemorates Sir Donald McLean. Photographer, Fischer's Studio. Source: MTG Hawke's Bay m2004/19/8, 12752, 79287



Figure 226 The cairn and the inscription. Source: <https://www.napier.govt.nz/napier/memorials/mclean-cairn/>

Architect/designer:

Builder:

Original function/use:

Original owner: Napier City Council

Current use:

Current owner: Napier City Council

Significance: historic

Summary:

History:

It is a Scottish tradition to erect a mound of stones as a memorial or marker. This large cairn commemorates Donald McLean, who arrived in Hawke's Bay in December 1850 to begin land-purchasing negotiations with local Maori. McLean was active for 12 months, securing a total of 628,700 acres (254,623 hectares) for the Colonial Government. Later he returned to Hawke's Bay to farm at Maraekakaho, southwest of Hastings. He was MP for Napier from 1866 to 1877 and was knighted in 1874.

In 1910, his only son Robert Douglas MacLean (who adopted the 'Mac' orthography, although his father more commonly spelled his name with the 'Mc') donated 10 acres for a public park in memory of his father.³²⁷

The ceremony of unveiling the cairn erected to the memory of the late Sir Donald McLean took place on the afternoon of 14 May 1913 when a group of spectators gathered at McLean Park. The ceremony was performed by the Hon J. Ormond who in a most interesting speech detailed the early history of the settlement of the North Island, paying a great tribute to the

³²⁷ <https://www.napier.govt.nz/napier/memorials/mclean-cairn/>

work of the late Sir Donald McLean The McLean Park, a recreation reserve ten acres in extent, is also a gift to the people of Napier in memory of the late Sir Donald.³²⁸

Speeches were also delivered by the Mayor (Mr J Vigor Brown), Mr. P. S. McLean and Mr. R. D. D. McLean, the latter a son of the deceased statesman, while Waimarama Puhara, son of the noted Rangatira, Urupene Puhara, spoke on behalf of the Māori people.³²⁹

Architectural style/notes:

The cairn is a substantial structure 20 feet by 12 feet and is a replica of that erected on the memorable battlefield of Culloden. It was constructed in 1913 using limestone boulders backed with concrete. Inscribed on the cairn are the words:

The Honourable Sir Donald MacLean, KCMG Gorn Kilmaluag, Tyree, Scotland 25th October 1820 Died Napier, New Zealand 5th January 1877.

Alterations:

The fence surrounding the cairn is no longer there.

Notable people:

Sir Donald McLean

Theme: settlement, government, land acquisition

Hapu/Iwi:

Cultural connections:

References:

Alan Ward. 'McLean, Donald', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1m38/mclean-donald>

<https://paperspast.natlib.govt.nz/newspapers>

Colonist, 15 May 1913

West Coast Times, 15 May 1913.

Recommendations: Schedule as significant.

³²⁸Sir Donald Mclean. *Colonist*, 15 May 1913.

³²⁹ *West Coast Times*, 15 May 1913

2.27 Lincoln Road, no. 23:

Schedule number:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, NZAA no. V21/500; historic place

Address: 23 Lincoln Road

Legal Description: PT LOT 11 DDP 42 (CT M3/19)

Construction date: 1860s; 1874/5



Figure 227 No. 23 Lincoln Road, from the Fitzroy Road side of the house. Source: www.oneroof.co.nz%2F23-lincoln-road-bluff-hill-napier-city-hawkes-bay-

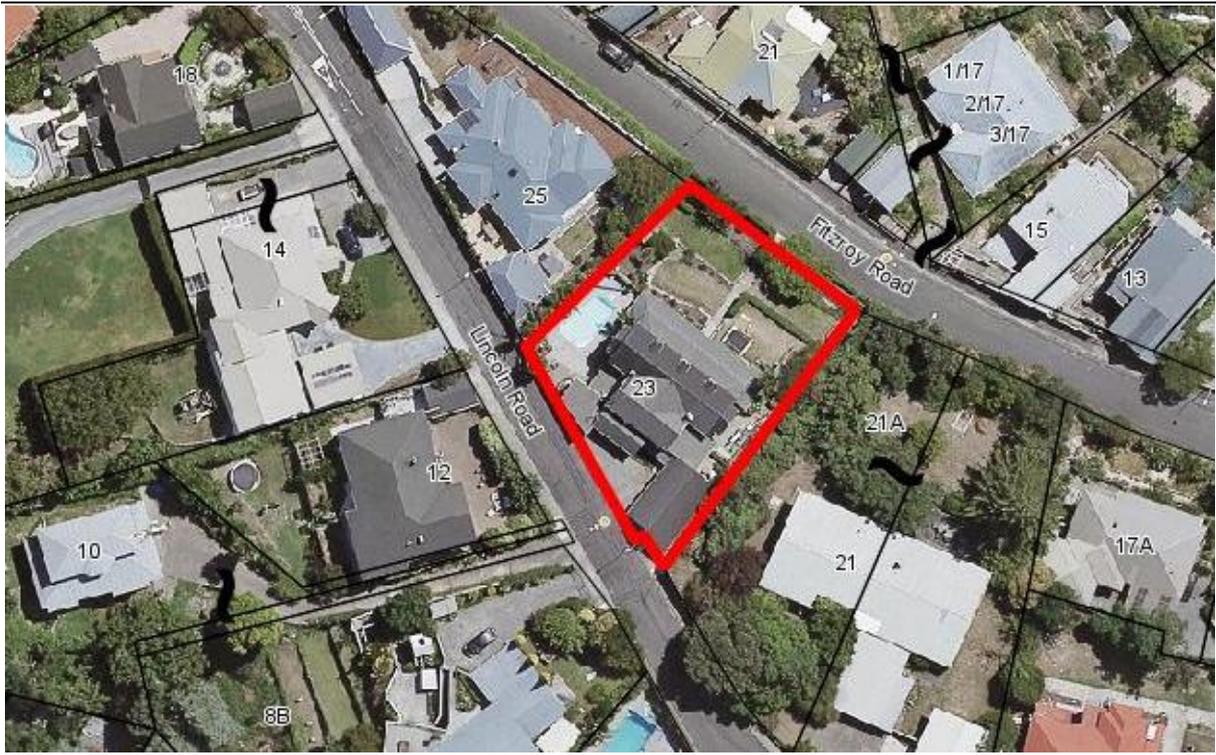


Figure 228 Extent of 23 Lincoln Road. Source: Napier City Council property on-line

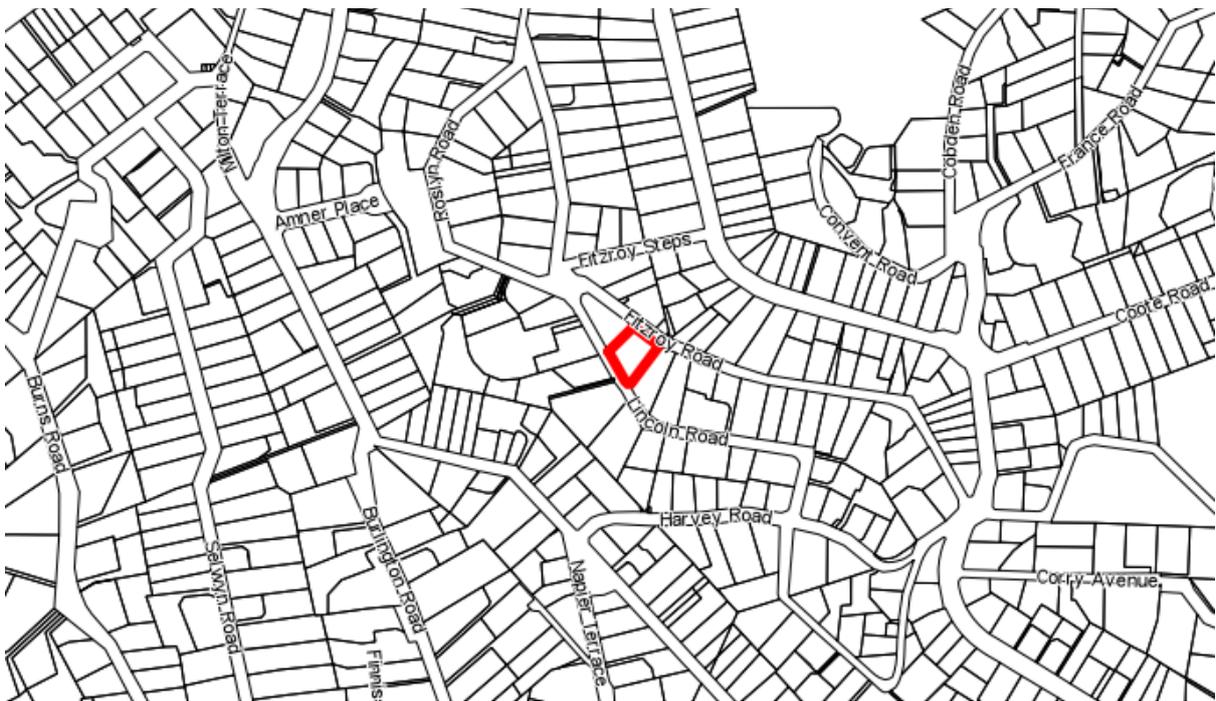


Figure 229 Location of the house at 23 Lincoln Road, via <https://www.gis.napier.govt.nz>

Architect: Ben Smith

Builder: David E Lindsay

Original function/use: residential.

Original owner/s: John Lawson; Captain Alfred Newman.

Current use: residential.

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: 23 Lincoln Road is significant for its association with the Stuarts and J.G. Kinross who were early settlers, merchants, and land speculators, and for its link with Sergeant John Lawson who was wounded at the Battle of Omarunui on 12 October 1866 and probably built the original house on the lot sometime after 1865. But its major historic, architectural, and social values are its association with Captain Alfred Newman of Arlington Station, Waipukurau who commissioned the architect Ben Smith to design the house in 1874. Newman was one of the early runholders of Hawke's Bay who contributed to the social and economic life of Hawke's Bay from his arrival until his death in 1882. It has architectural value for being one of only two known extant buildings designed by Ben Smith, an architect and builder who worked in Dunedin, Wellington and Hawke's Bay and is best known for the design of Mt Vernon Homestead for John Harding, a category 1 listed building. The house is architecturally significant for its early date of construction; for its long history of 150 years of adaptation and change, and for some unusual architectural features, in particular the dormer windows with pediments and finials. It makes a fascinating composition of shapes and details; an excellent example of how Colonial buildings can be modified for changing patterns of living and lifestyle.

History:

SS 59 and SS 60 were granted to J. Meliss Stuart and J G Kinross merchants on 22 September 1859. Both Stuart and Kinross maintained an interest in this land for some years. But by 1865 SS 59 was subdivided (figure 230).

The electoral roll for Napier 1870-71 indicates that this land was owned by John Lawson because his entitlement to vote was based on his owning the freehold of Lot 11 SS 59.³³⁰ John Lawson is an elusive man. He appears to have been in Napier in the 1860s when he is mentioned in the newspaper several times. In 1867 J. Lawson was a member of the Napier Athenaeum Committee.³³¹ He was also on the Philharmonic Society committee.³³² On 21 January 1868 Mr Lawson read the treasurer's report at the St Paul's Church congregational tea party. He noted that there was a church debt of £275 and suggested ways to raise funds "such as collecting from the pews rather than plates at the door."³³³ In March 1867 Sergeant John Lawson, H.B.V. received from the General Government a £5 gratuity as compensation to the Officers and Men who were wounded at Omarunui.³³⁴ The *New Zealand Times* explained that the New Zealand War Medal was issued to non-commissioned officers and colonial forces after their claims had been investigated and admitted, when Sergeant Lawson of Napier was awarded a New Zealand War Medal in 1885. He had been a member of the

³³⁰ Ancestry.com.au New Zealand Electoral Rolls Hawke's Bay Napier 1870-1

³³¹ *Hawke's Bay Herald* 7 July 1867

³³² *Hawke's Bay Herald* 20 April 1867

³³³ *Hawke's Bay Times* 23 January 1868.

³³⁴ *Hawke's Bay Herald* 7 March 1867

Napier Volunteers.³³⁵ John Lawson does not appear in any of the Wise's Directories for Napier during the 19th century. The Napier Courthouse Death Register indicates that he died in Napier on 30 August 1893 aged 84 having been born about 1809 in Scotland.³³⁶ He appears to have continued to own this land in 1875-6, and until 1890, although the description alters in 1890 to part SS 59.³³⁷ The property qualification was abolished in 1879 so this information was not required. Moreover, the reliability of it after 1879 is questionable.

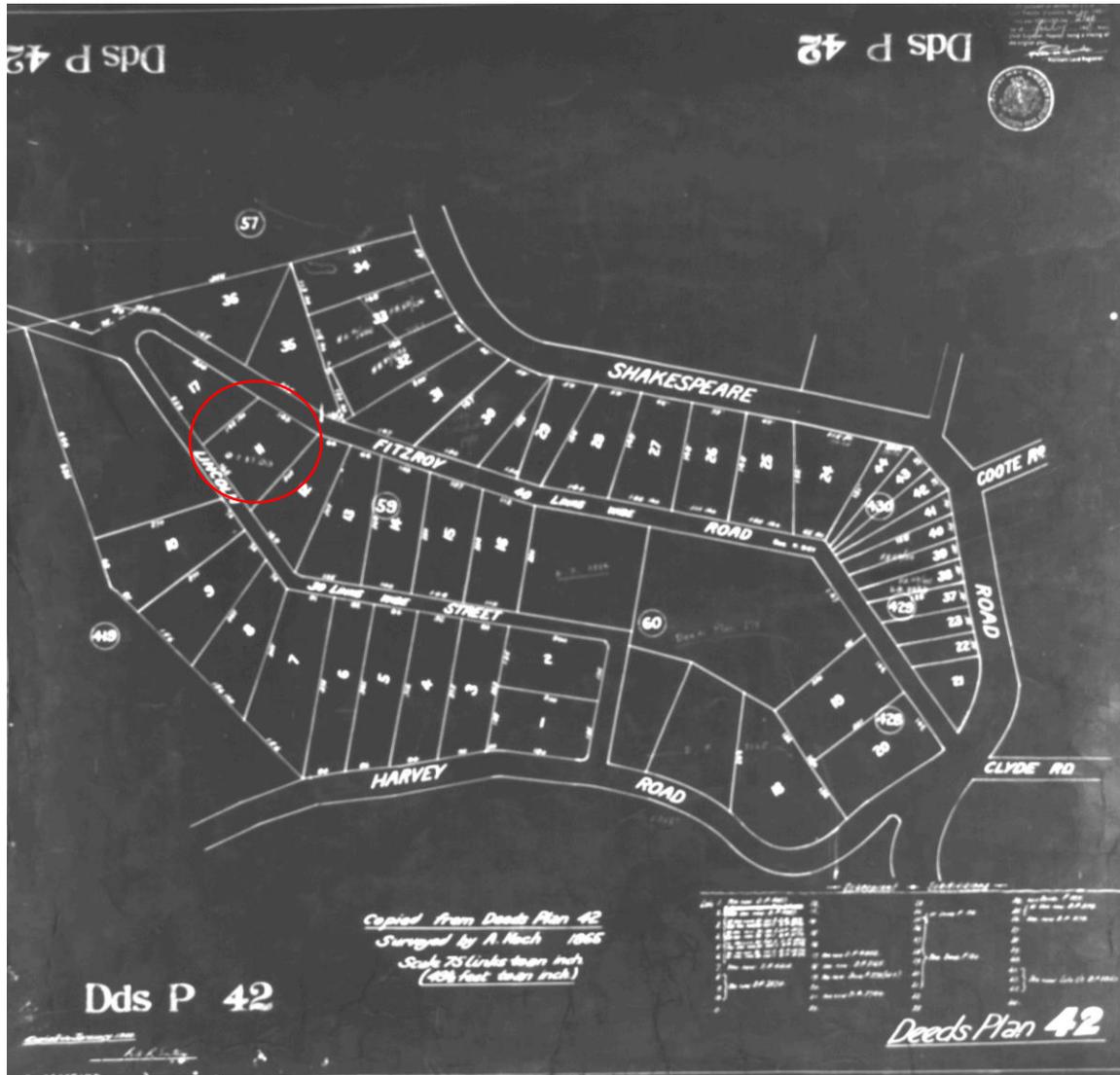


Figure 230 Deeds Plan 42 showing lot 11 SS 59 (red) surveyed by A Koch 1865.

In 1868, John Lawson advertised for immediate sale:

A three-roomed House for sale with Scullery, Water Tanks and other conveniences, and Garden of quarter of an acre planted with Fruit and other trees, commanding an excellent view, and at present occupied by the Undersigned. For terms etc. apply to John Lawson, Napier. 20 February, 1868.³³⁸

³³⁵ *New Zealand Times* 5 June 1885

³³⁶ Ancestry.com.au Napier Court House Death Register, p.145 No. 3642.

³³⁷ Ancestry.com.au New Zealand Electoral Rolls Hawke's Bay Napier 1875-6; 1879-80; 1890

³³⁸ *Hawke's Bay Herald* 7 March 1868.

This is highly likely 23 Lincoln Road, because it fits the description well — the land is the right area, and the views are excellent. Whether, or to whom, it sold at that time cannot be determined. Captain Alfred Newman of Arlington, Waipukurau may have purchased the place as a town house then, or there may have been owners in between, but by 1874 Captain Newman owned the land.

In 1874 Newman began adding to the original house. A court case was held before R. Beetham Esq. R.M. in the Resident Magistrate's Court on Friday 20 April 1877 and reported in the *Hawke's Bay Herald*. There were three court cases, between Lindsay and Newman (two) and Newman and Lindsay (one), which the Magistrate took together because as he said: "They all rose out of a contract for building additions to Captain Newman's house."³³⁹ The newspaper report contains invaluable information about the house and will be produced almost in its entirety.

In the first of the suits the plaintiff (Lindsay, the builder,) claimed £19 15s, the unpaid balance of the amount of the contract, which was £520. In the second the plaintiff claimed £87 11s 2d on an account for extras. In the third Captain Newman claimed £30 for 15 weeks excess in time agreed to for the completion of the house.

Mr Sheehan was for Mr Lindsay and Mr Sainsbury for Capt. Newman.

David E. Lindsay deposed that in August 1874, he agreed to erect a house for Captain Newman for the sum of £520. (Contract produced.) Had duly performed the work specified in the contract. Commenced the work three weeks after the proper time, the delay being occasioned by the foundation work, which, under the terms of the contract, was to be prepared before the witness began. There was also a delay in consequence of inability to procure sawdust enough for filling in the ceilings. Had to get lime and sand, by defendant's order. This caused a delay of about three weeks or a month. There was also a delay by the defendant having the partitions filled in with pumice stone. Defendant got his own man to do it, but it delayed the witness's work. Another cause of delay was through the staircase being altered from the original plan. Mr Ben Smith was the architect, and witness received from him a certificate of the due performance of the contract, and for the extras to which the witness was entitled. (Certificate produced). Had given credit for all deductions.

The witness was cross-examined at considerable length by Mr Sainsbury in respect of matters connected with the contract, and upon every item in the account for extras.

Mr Sheehan objected to the line of cross-examination Mr Sainsbury was pursuing, on the ground that the architect was defendant's own agent, and defendant was bound by his agent's certificate. The only grounds upon which such question could be put was that of collusion.

Mr Sainsbury replied that that was the ground upon which he was proceeding.

The cross-examination of the witness was then proceeded with, but it did not in any way disturb the evidence he had given on his examination in chief, and ultimately it was agreed between counsel that an endeavour should be made to settle the matter by

³³⁹ *Hawke's Bay Herald* 21 April 1877.

arbitration. The case was therefore adjourned to Tuesday next to afford opportunity for the proposed arbitration.³⁴⁰

Captain Alfred Newman was a captain with the East India Company prior to arriving in New Zealand in 1853.³⁴¹ “While in command of a ship proved himself to be a smart and energetic officer and gained the public thanks of Sir Charles Napier then Commander in Chief of the India forces.”³⁴² He purchased, [or initially leased,] the land, near Waipukurau, which he named Arlington, about 1856.³⁴³

In 1857 he was a Justice of the Peace³⁴⁴ and in 1859 he resigned from his position as the Chair of the Bench of Magistrates in Waipukurau.³⁴⁵ He was Chairman of the Napier Harbour Commission (interim) which met on 2 February 1858 to discuss the need for Harbour improvements and to request the Superintendent to place £10,000 on the estimates for that purpose. The other members of this Commission were Messrs Tiffin, FitzGerald, Munn, and Smith. Captain Charlton and Captain Ellis were present as visitors. The Commission also wanted an Act passed vesting in the Napier Board of Harbour Commissioners full powers to spend money voted for improvements. The Commission said in the resolution that it was hoped “that his Honor [the Superintendent of Wellington] will not consider it necessary to delay the works by referring the plans to any Engineering authority out of the Province.” The resolution continued:

The Board are taking active measures to collect the fullest information in relation to the proposed works, which, with their local knowledge and careful observation, lead them to supposed will be sufficient to ensure the right expenditure of the money in the way most likely to effect the desired improvements.³⁴⁶

A further resolution concerned the urgent need for a boat crew for the Harbour Establishment, a house for the pilot, and a tidal flag staff.³⁴⁷

It was not until 1 November 1858 that Hawke’s Bay became a separate province and immediately the Superintendent J.D. Ormond asked for a full report on the harbour, which was completed by Edward G. Wright in August 1859.³⁴⁸ In 1864 a commission composed of Messrs. H. S. Tiffin, D. Gollan, J. A. Smith, and A. Newman was appointed to enquire into and report upon the best means of deepening and improving the harbour.³⁴⁹ These men were all Justices of the Peace.

The Napier Harbour Board Act was passed in 1874 reserving land (10,000 acres— mainly Te Whanganui a Orotu and Te Whare o Maraenui swamp south of Napier) as an endowment for a Harbour Board. Then in 1875 the Napier Harbour Board Act was passed vesting the board

³⁴⁰ *Hawke’s Bay Herald*, 21 April 1877

³⁴¹ Parsons, Patrick, (and others). 1999. *Waipukurau: The History of a Country Town*, p. 84

³⁴² *Daily Telegraph* 3 November 1882, Obituary.

³⁴³ *Daily Telegraph* 3 November 1882, Obituary; an electoral roll for July 1856 indicates that Alfred Newman was at Waipukurau by this time. Wilson, p. 231.

³⁴⁴ *Hawke’s Bay Herald*, 21 November 1857

³⁴⁵ *Hawke’s Bay Herald*, 20 August 1859.

³⁴⁶ *Hawke’s Bay Herald*, 9 February 1858. “Harbour Commission”.

³⁴⁷ *Hawke’s Bay Herald*, 9 February 1858.

³⁴⁸ Stevenson, H.K. 1977, *Port and People: A century at the Port of Napier*, p.3

³⁴⁹ *Hawke’s Bay Herald*, 17 September 1864.

with the lands in the Endowment Act.³⁵⁰ This established the Napier Harbour Board and Captain Newman was one of the twelve men elected on to the newly established Board, which met for the first time on 15 February 1876.³⁵¹ Captain Newman was on the Board from 1876 until 1879 and again in 1880, resigning on 18 May.³⁵² He was on the committee of the Hawke's Bay Hospital in 1878.³⁵³

He was also an original member of the Hawke's Bay County Council,³⁵⁴ having played his part in Hawke's Bay politics from the early days. At the election for the Napier seat in 1859 Newman and William Colenso were both proposed and after "hard-hitting speeches" on both sides a show of hands indicated Colenso the winner. Newman's party called for a poll, which resulted in Colenso's getting 22 votes to Newman's 13.³⁵⁵ The result is not surprising considering a letter to the newspaper in 1858 had said: "your would-be leader Capt. Newman is not only without the colonial experience but would be a dunce in government affairs."³⁵⁶

In 1865 Capt. Newman and family went to England by the barque Ballarat, (Captain Allen) having left Wellington on 28 January. They arrived in Falmouth after a pleasant trip taking 98 days.³⁵⁷ His Arlington Station was advertised for sale in March 1865 while he was in England. It was described as containing 15,300 acres of freehold land, with 9,000 sheep, three-quarters of which were ewes, 130 head of cattle and 20 horses. The improvements consisted of about 30 miles of fencing, a good house and woolshed with large paddock accommodation. This demonstrates that he had already accumulated an impressive asset.³⁵⁸ The sheep returns for 1872 record that Newman had 11,297 sheep on Arlington.³⁵⁹



Figure 231 Original Arlington Station homestead from c. 1860, replaced 1902. Source: Parsons, 1999, p. 61

³⁵⁰ Stevenson, 1977, p.5

³⁵¹ Stevenson, 1977, p.15

³⁵² *Hawke's Bay Herald*, 19 May 1880

³⁵³ *Hawke's Bay Herald*, 14 March 1878

³⁵⁴ Stevenson, 1977, p. 340

³⁵⁵ *Hawke's Bay Herald*, 20 August 1859

³⁵⁶ *Hawke's Bay Herald*, 11 December 1858

³⁵⁷ *Hawke's Bay Herald*, 2 September 1865

³⁵⁸ Parsons, 1999, p. 77

³⁵⁹ Wilson, *The History of Hawke's Bay*, p. 233

But the station failed to sell, and Newman leased the station to William Nelson. It is said Nelson abandoned the property after three years on account of a plague of locusts.³⁶⁰ When Walter Lorne Campbell visited Arlington on 20 July 1871 he said Captain Newman was generally “known as ‘Flying Jack: which suits him to a ‘T’ and his two sons, who have very red hair, are called “Oranges and Lemons,” respectively.”³⁶¹

10,000 acres of Arlington was on the market again in 1878 when it was advertised for auction by Joseph Tye on 28 and 29 March (figure 232). Newman had laid out the township of Wanstead along the Porangahau Road at the same time although most of it failed to sell (figure 6). The sale took place in 1878 and 36 sections were sold fetching good prices. Two blocks, one of 534 acres and another of 124 acres were sold for £5 2s 6d. per acre. Captain Newman’s son Walter took over the station, but from 1884 it was managed by Harry Singleton Hooper because Walter Newman spent most of his time overseas.³⁶²

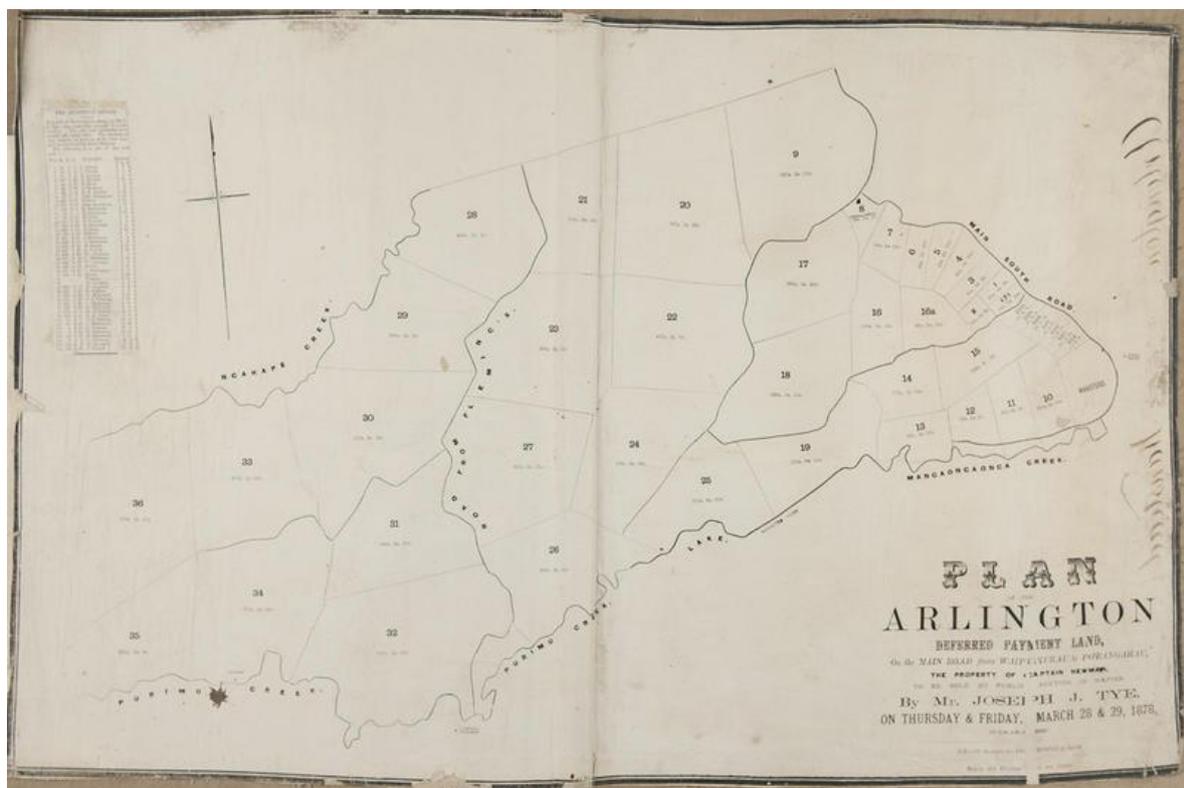


Figure 232 Plan of Arlington 1878 Source: MTG Hawke’s Bay M74.37.1.145

³⁶⁰ Parsons, 1999, p. 84

³⁶¹ Parsons, 1999, p. 84

³⁶² Parsons. 1999, p. 84

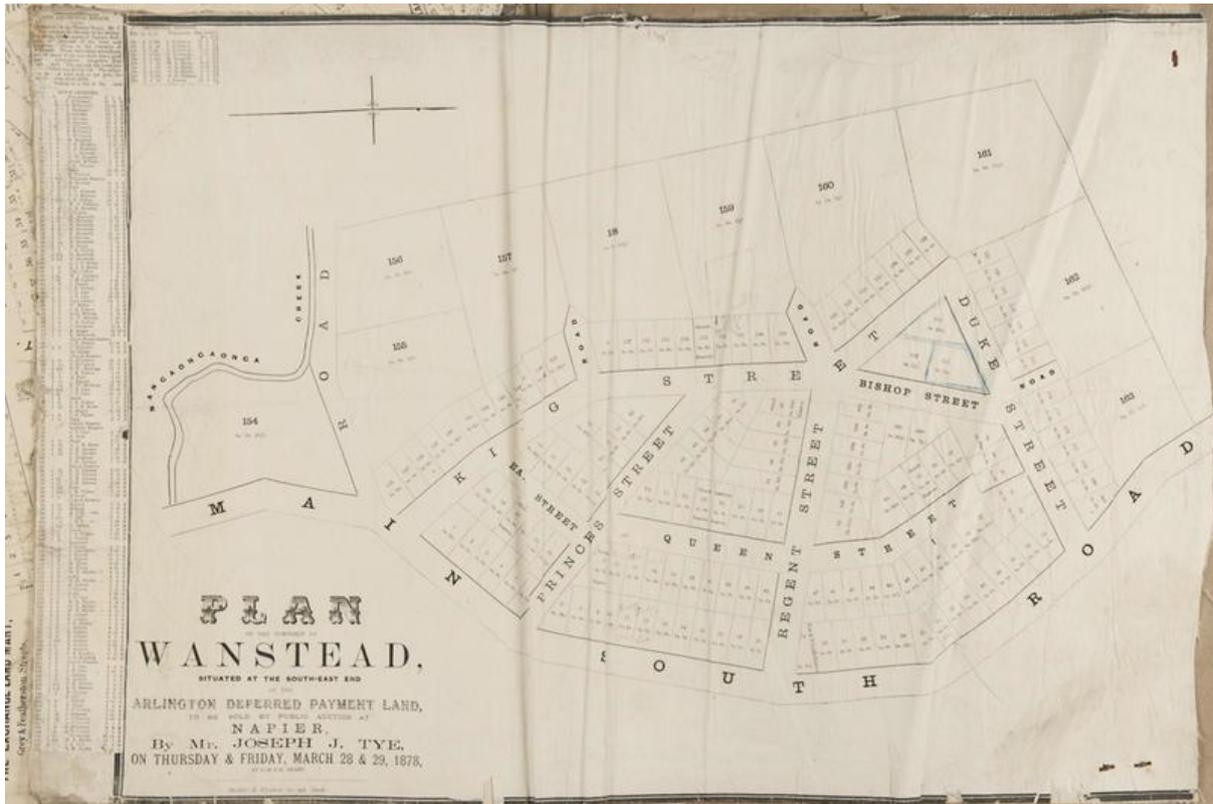


Figure 233 Plan of Wanstead 1878 Source: MTG Hawke’s Bay m74.37.1.127

Alfred Newman was born (or christened) on 15 May 1815 at St Mary’s London the son of James Mount Newman and his wife Anne. Alfred Newman’s wife was Isabella Soames, and their surviving children were Walter Louis, Dr Alfred Kingcome, M.P., Bruce, Edward, and Emma Bayley who married Mr E. Moore the manager of the Union Bank in Napier.³⁶³ The Newmans had three sons when they arrived in New Zealand including Alfred Kingcome born in Madras India 27 April 1847.³⁶⁴ Captain Newman died on 2 November 1882 “after a troublesome and lingering illness,” —he had cirrhosis of the liver. This encouraged his son Dr A.K. Newman to take up alcohol as one of his scientific interests, and one of his political concerns was temperance.³⁶⁵ Captain Newman was described in one obituary as having a “genial, kindly and sympathetic disposition”³⁶⁶, and in another that “he was widely known for his many generous actions and his unbounded exercise of charity.”³⁶⁷ This latter obituary also claims he did not take an active part in public affairs, but this is incorrect given his work on various committees and boards from the 1850s onwards.

Isabella Soames Newman died at Napier on 22 July 1890 aged 75. A week later Baker and Tabuteau advertised that they would be selling her estate on 1 August 1890.³⁶⁸ The auction of the chattels was held at 10.30 am with the property being offered at midday. The property consisted of “Napier S.S. 59 Lot 11 having a double frontage to Fitzroy and Lincoln roads

³⁶³ <https://www.geni.com/people/Capt-Alfred-Newman/6000000070401249834>; *Daily Telegraph* 3 November 1882.

³⁶⁴ <https://teara.govt.nz/en/biographies/3n4/newman-alfred-kingcome>

³⁶⁵ <https://teara.govt.nz/en/biographies/3n4/newman-alfred-kingcome>

³⁶⁶ *Daily Telegraph*, 3 November 1882.

³⁶⁷ *Hawke’s Bay Herald*, 3 November 1882.

³⁶⁸ *Hawke’s Bay Herald*, 29 July 1890.

together with a 10-roomed dwelling insured for £800.” The chattels included the contents of a 10-roomed dwelling: the drawing room, dining room and bedroom furniture and the kitchen utensils etc. as well as a Lady’s Pony Basket Carriage.³⁶⁹



Figure 234 Footprint of 23 Lincoln Road in early 1880s. Source: MTG Hawke’s Bay Bowman Plan VIII Object no. 72499

It has not yet been possible to find out who purchased the house at the auction in 1890 or the subsequent owners. However, more information is available about the architect Benjamin Smith (c.1827-1883). Ben Smith was born at Tipton in Staffordshire and apprenticed to Thomas Cox, an architect and builder in Birmingham. He practised as an architect in Dudley before emigrating to Victoria, Australia in 1860. He came to New Zealand in September 1862 and worked briefly as an auctioneer but by November he was in Dunedin working as an architect and building surveyor. In 1862 he advertised for carpenters to build portable houses, probably for use on the goldfields. He was in Wellington by October 1865 when he designed a store for Jacob Joseph, although he was declared bankrupt in December 1865. By 1867-8 he was an architect and civil engineer with an office on Lambton Quay and a residence in Willis Street. He tendered to build Government House in 1869. He appears to have been living in Napier from at least October 1874 when he called for tenders to erect four cottages in Emerson Street Napier.³⁷⁰ In 1877 he was the foreman of the jury inquiring into the fire at the Star Hotel in Emerson Street when it was decided there was insufficient evidence to determine where the fire originated although it was evident there was considerable “carelessness in the manner of where the cooking range has been placed.”³⁷¹ Smith called for tenders for additions to the Catholic Mission at Meeanee as well as the construction of a schoolroom and dormitories in early 1878.³⁷² In July 1878 there are several tender advertisements for additions and alterations and new buildings in Hastings Street.³⁷³ On 20

³⁶⁹ *Hawke’s Bay Herald* 1 August 1890

³⁷⁰ Mew, Geoff & Adrian Humphries, 2014, *Raupo to Deco: Wellington Styles from 1840-1940*, p. 99

³⁷¹ *Hawke’s Bay Herald*, 24 May 1877

³⁷² *Hawke’s Bay Herald*, 30 March 1878

³⁷³ *Hawke’s Bay Herald*, 11 July 1878

August 1878 Martha Annie the eldest daughter of Ben Smith Esq. Napier was married at St Paul's Church Napier to Robert Smythe Martin the eldest son of the Hon. John Martin M.L.C. Wellington. The Rev. R. Fraser officiated.³⁷⁴

Ben Smith was public spirited, for example, in 1878 he took a petition to Wellington asking for a railway station and goods shed to be erected at Awatoto. It was received very favourably and the Minister for Public Works, Mr MacAndrew, said it would be erected "without delay." It promised to be a great convenience for the settlers of Meeanee and Taradale.³⁷⁵ Later in the early 1880s he had "a vote put on the estimates" for footbridges to be constructed on the railway bridge at Waipawa. He and many other people regularly walked over the railway bridges, which was an exceedingly dangerous practice.³⁷⁶

But Ben Smith was dogged with bankruptcy and debts throughout his career in New Zealand. He was in financial difficulties in Dunedin in the early 1860s and by October 1865 when he was in Wellington, he had been declared bankrupt. He was insolvent again on 22 February 1870 probably because the profit from building Government House was not as great as had been expected.³⁷⁷ Mew & Humphris say this indicates he was working solely as a builder in this instance. Benjamin Smith Architect of Napier was declared bankrupt in 1879 when Roope Brooking auctioneer was appointed trustee of his estate by the court.³⁷⁸ In January he had disposed of all his furniture and belongings at his house in France Road including 600 books at an auction, presumably as a preliminary to his bankruptcy.³⁷⁹

He then moved to Wanganui because in 1880-81 he is listed as living in Ridgway Street, but was back in Hawke's Bay living in Waipukurau in 1883-4,³⁸⁰ where he was superintending the building of John Harding's new house, Mt Vernon, at Waipukurau. This is a massive two-storey double bay window with a portico.³⁸¹ In 1881 John Harding had commissioned Ben Smith to design Mt Vernon, but it took Smith six months to produce a plan that met with Harding's approval.³⁸² By March 1882 Ben Smith was advertising for tenders for concrete, plastering and slating as well as carpentry and joinery for Mt Vernon; the plans and specifications could be seen at R.C. Hardings' office in Hastings Street.³⁸³ In February it was announced that: "We have been favoured with a view of the elaborate plans and specifications for the extensive residence about to be erected for Mr John Harding ... The design is of the composite order of architecture and will have a very elegant and imposing appearance."³⁸⁴ John Harding was very thrifty, so the specifications needed to be detailed because Harding intended having the work completed by contract labour with materials he supplied. Ben Smith assured him it would not cost more than £3,500 but the final amount was £6,000. According to the Heritage New Zealand List entry for Mt Vernon (1987) List no. 174, Category 1, (which needs updating), "Ben Smith was a little-known architect who also practiced as a Civil Engineer and Quantity Surveyor. He worked in Christchurch, (sic)

³⁷⁴ *Hawke's Bay Herald* 24 August 1878

³⁷⁵ *Hawke's Bay Herald* 7 October 1878

³⁷⁶ *Hawke's Bay Herald*, 9 March 1883

³⁷⁷ Mew & Humphris, 2014, p.99

³⁷⁸ *Hawke's Bay Herald*, 26 March 1879

³⁷⁹ *Hawke's Bay Herald*, 3 January 1879

³⁸⁰ Mew & Humphris, 2014, p. 99

³⁸¹ Mew & Humphris, 2014, p.99

³⁸² Maureen Evans in *Historic Buildings of New Zealand: North Island*, p. 214

³⁸³ *Hawke's Bay Herald* 6 March 1882.

³⁸⁴ Evans, p. 215, citing *Hawke's Bay Weekly Courier*, 24 February 1882.

Wellington and Hawkes Bay and was mainly concerned with the design of houses and commercial buildings. Mt Vernon was his most important private commission and the lone surviving example of his work.”³⁸⁵

Ben Smith was accidentally killed on the Waipawa railway bridge on the morning of 8 March 1883. He was crossing the bridge and although he stepped back, he seemed to fall onto the bridge when the train was about thirty yards from him and then he was struck by the train which was unable to stop. The accident was described as “the melancholy occurrence” ... “threw quite a gloom over the township,” because: “he was so well known, and had made by his hearty and jovial manner so many friends, that the shock of his sudden death came like a thunderclap.”³⁸⁶ The *Daily Telegraph* suggests that Ben Smith had some problems when it said:

The deceased was well known and was generally liked for the many good qualities that he possessed, and which covered a weakness of which no one was more sensible than himself. Mr Ben Smith has practised his profession of architect in nearly all the large centres of this colony, and the news of his sudden death by so shocking an accident will call forth many a word of sympathy for one who was no one's enemy but his own.³⁸⁷

Style / description: The house at 23 Lincoln Road, is notable for its early date of construction (although not precisely known, it is understood to date from the 1860s); for its design origins with architect Ben Smith, and for a long life of change and adaptation. The early date is neatly reflected in the garden elevation, facing Fitzroy Road, where a verandah stretches the full width of the house, and the first floor, set largely within the volume of the gable roof, has three dormer windows; these have round-headed double-hung windows, with a pediment over, and each pediment is adorned with three finials. This is a most unusual configuration for dormer windows, and they give the elevation a festive, and at the same time grand appearance. The verandah is simply ornamented with fretwork brackets and ‘union jack’ bracing below the handrail; steps lead up to the verandah from Fitzroy Road and the garden to the front door. The fenestration on this elevation has been modernised.

On the side fronting Lincoln Road, the building is notable for a complex series of additions, with another major gable-roofed portion, a bay window with double-hung windows, a very elegant first floor bay window with another round-headed window, and elaborate fretwork to a gable behind. (It is noted that some of the decorative work on the house may be modern.) This is the service side of the house, with a back yard open to the road giving access to a large garage.

The building is timber-framed, clad in rusticated and plain lapped weatherboards, with timber joinery of various styles indicating different periods of construction from the later 19th century to the present. Roofing is corrugated galvanised steel.

The house is large and occupies a prominent rise, but it is quite discreet from Fitzroy Road as it is set well back and above the road; it is closer to Lincoln Road and plays a modest part in the streetscape here.

³⁸⁵ <https://www.heritage.org.nz/the-list/details/174>

³⁸⁶ *Hawke's Bay Herald* 10 March 1883.

³⁸⁷ *Daily Telegraph*, 9 March 1883.

Note: Interior not inspected.

Alterations: As described, the place has seen many changes and additions throughout a life of perhaps 150 years.



Figure 235 South-west elevation, from Lincoln Road. Source: Photographer, Chris Cochran, June 2019.



Figure 236 Inscription on Newman tombstone. Source: Elizabeth Pishief 10 April 2020



Figure 237 Grave of Captain and Mrs Alfred Newman in Old Napier Cemetery. Source: Elizabeth Pishief 10 April 2020

References:

www.ancestry.com.au

- New Zealand Electoral Rolls Hawke's Bay Napier 1870-1; 1875-6; 1879-80; 1890
- Napier Court House Death Register, p.145 No. 3642.

<https://www.geni.com/people/Capt-Alfred-Newman/6000000070401249834>

<https://www.heritage.org.nz/the-list/details/174>

www.paperspast.natlib.govt.nz

- *Daily Telegraph* 3 November 1882, Obituary
- *Hawke's Bay Herald*, 21 November 1857
- *Hawke's Bay Herald*, 9 February 1858. "Harbour Commission".
- *Hawke's Bay Herald*, 11 December 1858
- *Hawke's Bay Herald*, 20 August 1859
- *Hawke's Bay Herald*, 17 September 1864
- *Hawke's Bay Herald*, 2 September 1865
- *Hawke's Bay Herald*, 7 March 1867

- *Hawke's Bay Herald*, 7 July 1867
- *Hawke's Bay Herald*, 20 April 1867
- *Hawke's Bay Herald*, 7 March 1868
- *Hawke's Bay Herald*, 21 April 1877
- *Hawke's Bay Herald*, 24 May 1877
- *Hawke's Bay Herald*, 14 March 1878
- *Hawke's Bay Herald*, 30 March 1878
- *Hawke's Bay Herald*, 11 July 1878
- *Hawke's Bay Herald*, 24 August 1878
- *Hawke's Bay Herald*, 7 October 1878
- *Hawke's Bay Herald*, 3 January 1879
- *Hawke's Bay Herald*, 26 March 1879
- *Hawke's Bay Herald*, 19 May 1880
- *Hawke's Bay Herald* 6 March 1882
- *Hawke's Bay Herald*, 3 November 1882
- *Hawke's Hay Herald*, 9 March 1883
- *Hawke's Bay Herald*, 10 March 1883
- *Hawke's Bay Herald*, 29 July 1890
- *Hawke's Bay Herald*, 1 August 1890

- *Hawke's Bay Times*, 23 January 1868.

- *New Zealand Times*, 5 June 1885

<https://teara.govt.nz/en/biographies/3n4/newman-alfred-kingcome>

Evans, Maureen, n.d. *Historic Buildings of New Zealand: North Island* New Zealand Historic Places Trust/Cassells

Mew, Geoff & Adrian Humphries, 2014. *Raupo to Deco: Wellington Styles from 1840-1940*

Parsons, Patrick, (and others). 1999. *Waipukurau: The History of a Country Town*

Stevenson, H.K. 1977. *Port and People: A Century at the Port of Napier*

Wilson, J.G. 1976. *History of Hawke's Bay*, Capper reprint

Recommendations: List on District Plan

Risk (High/Medium/Low):

2.28 Lucy Road, no. 5: House

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area):

Address: 5 Lucy Road

Legal Description: LOT 1 DP 516631 (CT 805746)

Construction date: c. 1884 (QV)



Figure 238 The main (south) elevation of 5 Lucy Road from Hadfield Terrace. Source: Chris Cochran May 2019



Figure 239 Aerial photograph showing property boundary for 5 Lucy Road. Source <https://www.gis.napier.govt.nz>

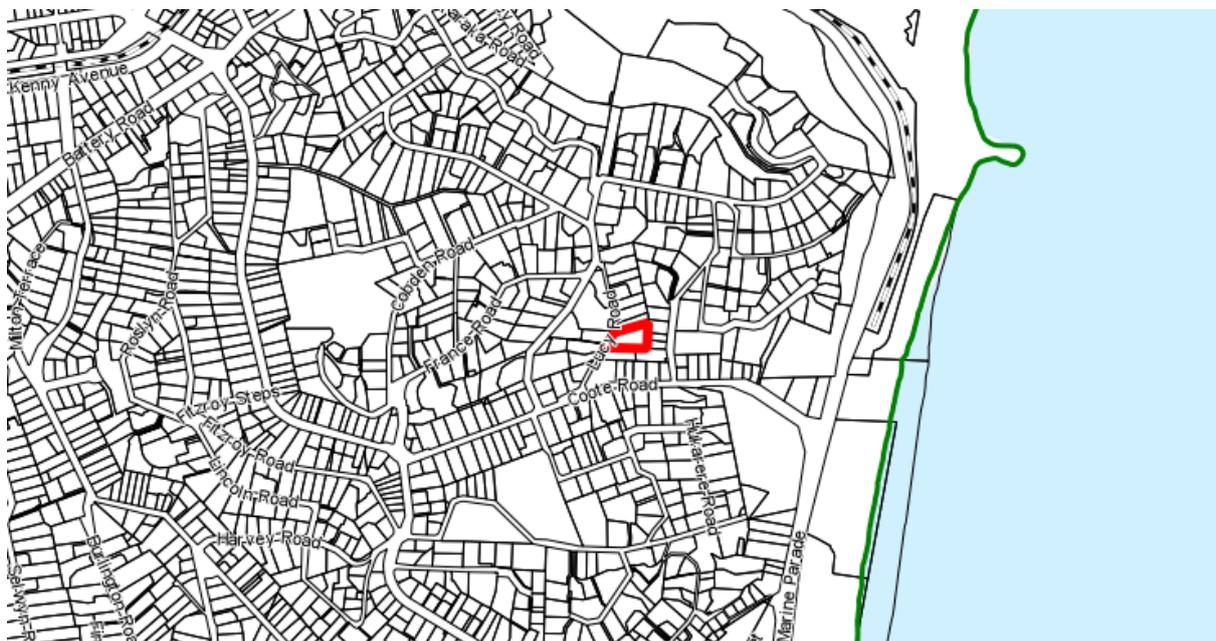


Figure 240 Location of House, 5 Lucy Road. Source <https://www.gis.napier.govt.nz>

Architect: Not known

Builder: Not known

Original function/use: Residential (possibly rental property)

Original owner: Unsure, but a Mr Arthur B. Gibson of Fitzroy Road was the owner in 1919).

Current use: Residential

Current owner: Cosette May Diack and Sainsbury Reid Trustee Company Limited

Significance: Aesthetic, architectural, historical, technological.

Summary: The heritage value of 5 Lucy Road derives from its history as an early house on Bluff Hill, and for its authenticity as a 19th century house. It is interesting for a later addition (making it a house more than a cottage) which followed the decoration of the original and gave it a symmetrical form.

History: SS 81 (along with SS 78, SS 79, and SS 80) was granted to the settler Robert France in April 1860. Suburban Section 81, Subdivision No. 35, situated in the Coote road, together with Cottage Residence and Stable, was listed for sale in December 1880 with the Land and Estate Agent Edward Lyndon.³⁸⁸ In September 1885, all of Mr Robert France's unsold sections in the Coote Road area, consisting of 14 subdivisions of suburban sections 80 and 81 were to be sold by Messrs Rooking and St. Clair.³⁸⁹ The property at 5 Lucy Road is part of Suburban Section 81 Town of Napier and Subdivision B of Lot 14A Deposited Plan No. 1.

NEW ZEALAND.



REGISTER (Form B.)
H.B. Vol. 54, folio 174
Register-book,
Vol. , folio

Reference: Vol. 9, Folio 5B
Transfer No.
Application No. R. 3264
Order for N/C No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixteenth day of June, one thousand nine hundred and thirty-two under the hand and seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY Witnesseth that MARGARET DEWEES wife of Henry Hayes Dewees of Napier Accountant,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE (1) ROOD THIRTY and THREE (30 3/10ths) ACRES MARGARET more or less situate in the Borough of Napier being part of Suburban Section 81 Town of Napier and being also Subdivision B of Lot 14A Deposited Plan No. 1.



R. Howard
District Land Registrar.

Figure 241 Snip of Certificate of Title Under Land Transfer Act. HB vol. 54 folio 174. <http://linz.govt.nz>

³⁸⁸ *Hawke's Bay Herald*, Volume XXI, Issue 5857, 17 December 1880.

³⁸⁹ *Hawke's Bay Herald*, Volume XXII, Issue 7257, 3 September 1885

It is not known exactly when the residence at 5 Lucy Road was built, but it was present on the Bowman Map, which was made sometime between 1880 and 1886. (figure 242).

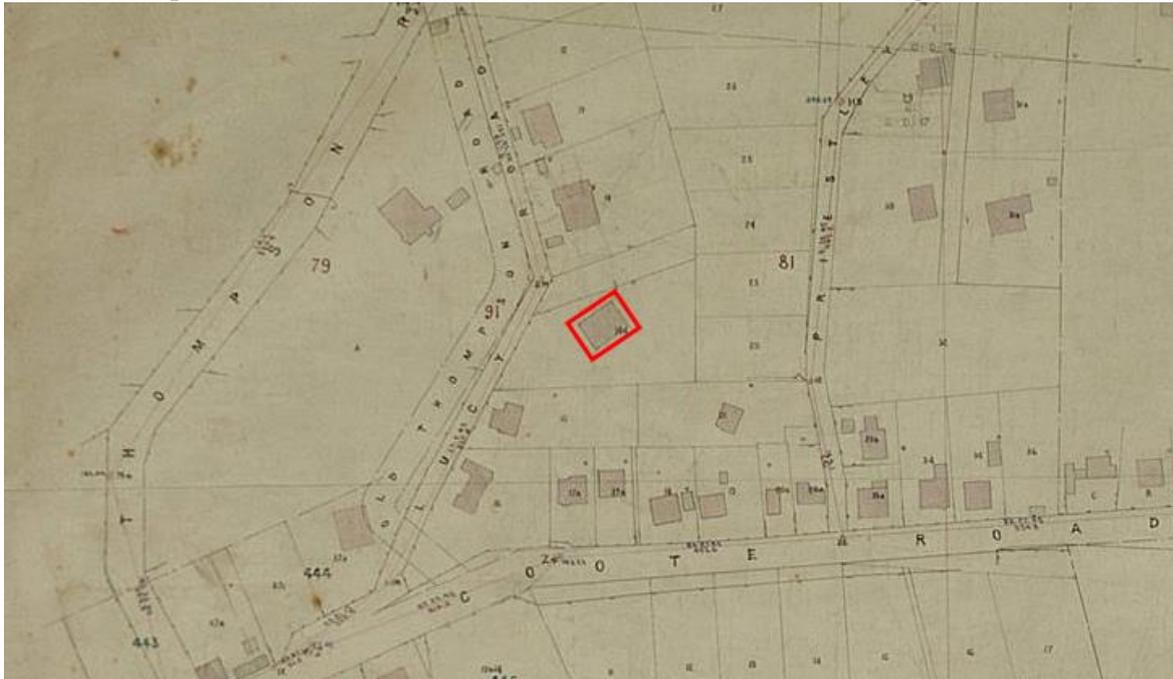


Figure 242 The house at 5 Lucy Road appears on sheet X of Bowman's 1880s map of Napier. <https://collection.mtghawkesbay.com/objects/72501>

The house at 5 Lucy Road has undergone an addition of a second gable at some stage post 1894. A photograph taken from Coote Road in 1894 (Figure 243) shows 5 Lucy Road with only one gable opposed to the current form of two gables.

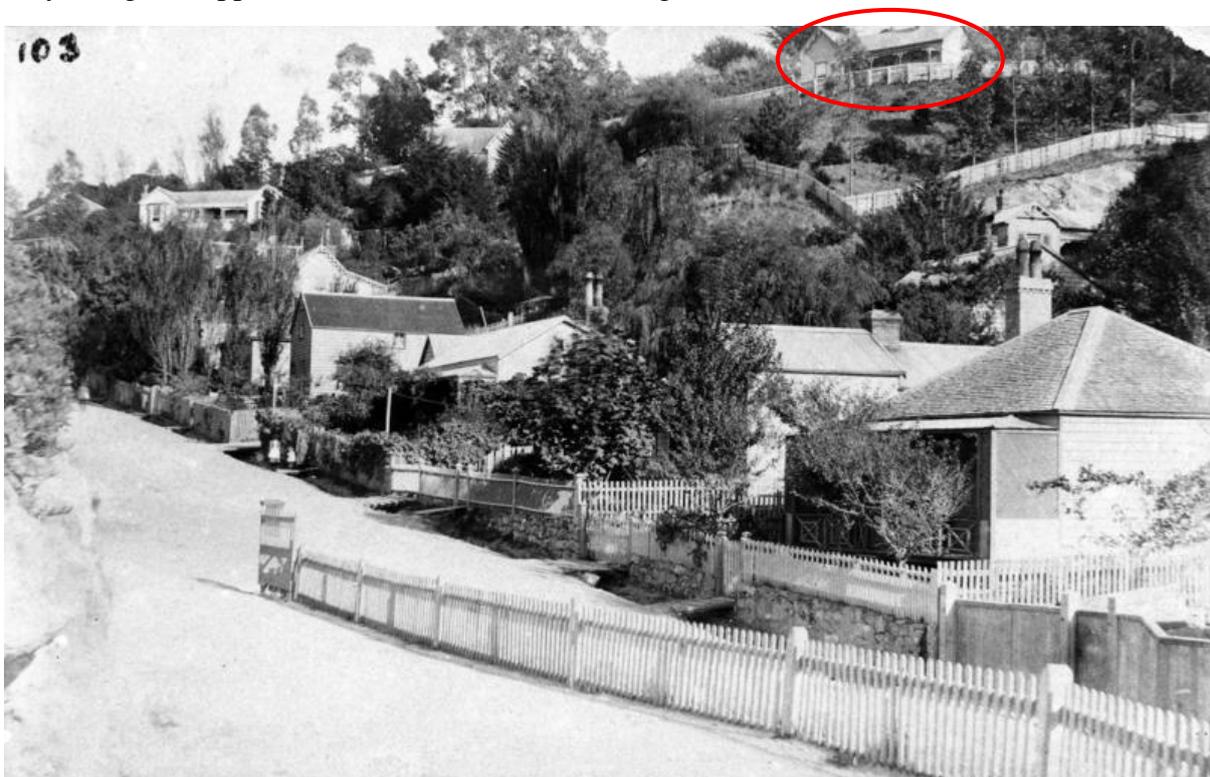


Figure 243 View of Coote Road taken from the entrance to the old prison looking west. Residential housing lines the opposite site of the street. Dated 1894. Red circle shows the house at 5 Lucy Road prior to the addition of the extra gable. Photographer, unknown. Source: <https://collection.mtghawkesbay.com/objects/75299>

It is possible that the residence was a long-term rental property throughout the 1890s and early 1900s as the New Zealand City and Area Directories list several different people living at the address over these years. The property was for sale in January 1919, and at this time appears to have been owned by Mr. Arthur B. Gibson (figure 244). The Certificate of Title lists Phoebe Dewes, wife of Henry Hayes Dewes, Accountant, Napier as owner in June 1932, however this is as far back as can be gone with official ownership records.

FOR SALE.—Having left Napier, the undersigned desires to dispose of his 7-roomed House (Section No. 3a), "To Rangi," Colenso Avenue, Napier, also 5-roomed ditto (Section 14a S. 81), "Swathin," Lucy road, Bluff Hill, Napier. Both let to good tenants. Price and terms upon application to Arthur B. Gibson, "Glenlyon," Fitzroy road, Napier.

Figure 244 Sale notice in the *Hastings Standard* 17 January 1919 for the property at 5 Lucy Road. Source: <http://paperspast.natlib.govt.nz>

Notable people:

Style/Description: The house at 5 Lucy Road is a particularly good example of a 19th century cottage, originally of a common 'bay' form of a gable roof with a wing at right angles with a verandah sheltering the front door. A very appropriate addition has been made to this original building, with the verandah extended, and finishing against a new matching gabled wing (although the pitch of the later gable is slightly lower than the original). The unusual fretwork decoration of the original gable has been matched to the new one, and the double-hung window matches neatly too.

The line of the extension shows in a break in the line of the weatherboards, and there is a casement window marking the extension too, in contrast to the double-hung windows elsewhere. The building is single storeyed, clad in weatherboards with corrugated iron on the roof. The fretwork of the barge boards in the gables, the finials, and the curved 'springy' brackets to the verandah posts, give the house a liveliness and character and make it an attractive colonial building.

Although not of streetscape value in Lucy Road, it nevertheless is part of a hillside of housing, where it stands out for its strong formal symmetry, and authenticity as an early house on Bluff Hill.

Note: Interior not inspected.

Alterations: Extended verandah and addition of eastern end gable, post 1894

References:

Ancestry <https://search.ancestry.com>

Linz <http://linz.govt.nz>

MTG Hawke's Bay online collections <https://collection.mtghawkesbay.com>

Napier City Council GIS <https://www.gis.napier.govt.nz>

Papers Past <http://paperspast.natlib.govt.nz>

QV <http://qv.co.nz>

Theme: Settlement

Hapu/Iwi:

Cultural connections:

Recommendations: To be listed on the District Plan.

2.29 Marine Parade, no. 39: Napier Soldiers' Club

Schedule number: NCC Heritage Group:

Heritage New Zealand Pouhere Taonga List number 9967; Category I

Type of site: historic place

Address: 39 Marine Parade

Legal Description: LOT 1 DP 392394 (x2) (CT 602823)

Construction date: 1916



Figure 245 Extent of 39 Marine Parade marked in red and yellow, not including no. 35 Marine Parade. Source: Napier City Council Property on-line

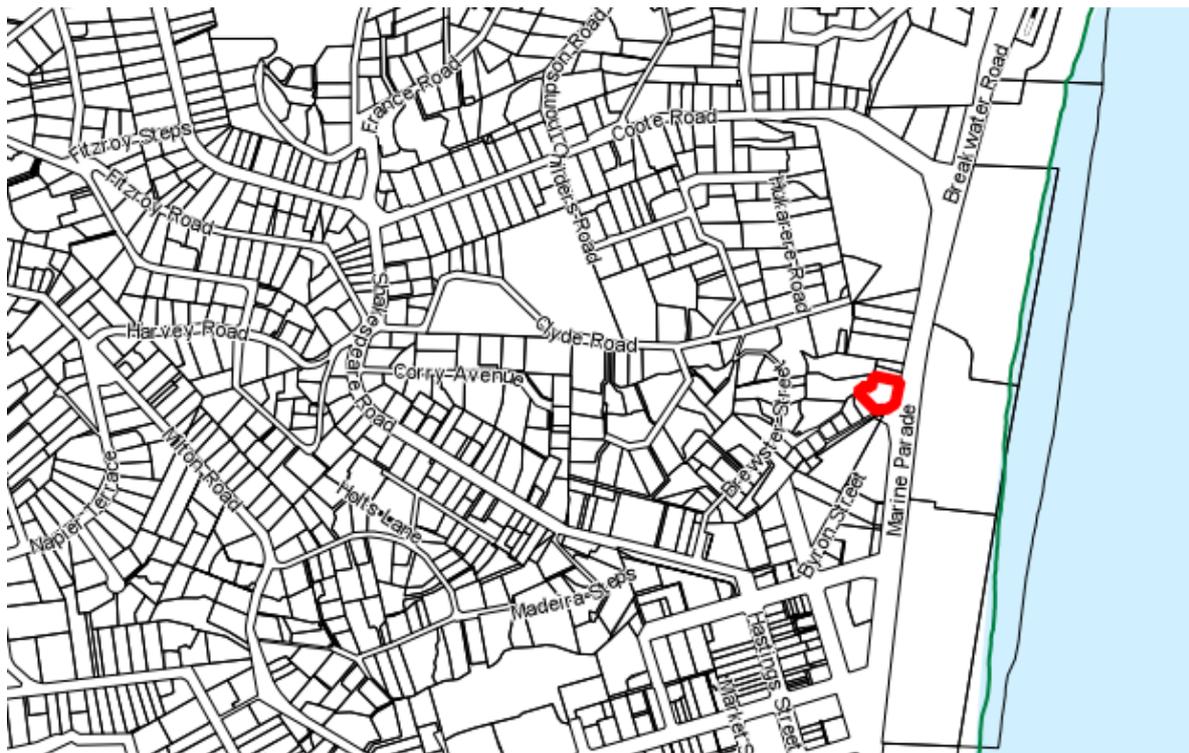


Figure 246 Location of 39 Marine Parade. Source: <https://www.gis.napier.govt.nz>

Architect: James Augustus Louis Hay

Builder: WM Angus

Original function/use: Soldiers' Club

Original owner:

Current use: Businesses

Current owner:

Significance: historic, social, architectural

Summary:

The building is representative of the early clubrooms that were erected or fitted up for returned soldiers following both World Wars and that today form a New Zealand institution. It is of special historical significance as probably the first purpose-built soldiers' club in New Zealand. The foundation stone was laid on the first anniversary of Anzac Day 1916.

History:

A Napier Soldiers' Club was originally opened in October 1915 alongside a recruiting office for the National Reserve, in the Napier Borough Council Chambers. Legal advice was given that the Club should be a separate organisation, and arrangements were soon made to establish larger self-contained clubrooms, with plans being drawn up by Louis Hay free of charge. W.M. Angus was the contractor, while donations and public fundraising paid for the

building costs. On ANZAC Day of 1916, a foundation stone was laid, and the opening ceremony for the new building took place on Saturday, 9 December 1916.³⁹⁰

The Napier Soldiers' Club Committee, which was made up of prominent local individuals including Mayor Vigor Brown, was responsible for the establishment of Napier's first and probably New Zealand's first purpose-built soldiers' club in December 1916. In February 1916, the Committee purchased an allotment of land facing Marine Parade for the site of the new clubhouse. Hay's two storey structure of reinforced concrete, which was praised as "an original and altogether pleasing style of architecture" at the time, is now seen to exemplify the influence of Frank Lloyd Wright and other architects of the Prairie school on his work.³⁹¹

It is known from the facilities described in the *Hawkes Bay Herald* as the building neared completion, that the returned soldiers who visited the Napier club after it opened would have been able to use the building to read, play cards or billiards, and have lunch or a drink. Soldiers' clubs and the facilities they provided to returned soldiers may have been, as in this case, a marker of a community's respect and gratitude, but from the perspective of the Returned Soldiers Association (RSA) they also played an important role in assisting returned men in their transition from military to civilian life.³⁹²

At the time of the opening of the building the Napier Soldiers' Club Committee and the Napier Returned Soldiers' Association were two distinct organisations. The Committee stemmed out of the National Reserve, a group that functioned throughout New Zealand to aid the war effort, while the Association was made up of returned men. Each placed newspaper advertisements inviting people to the opening ceremony and the first President of the Napier RSA, Colonel W Tweedie, was among the 'local men' who spoke on the day. However, despite their combined celebrations on the opening of the building it is known that there were some difficulties between the Napier Soldiers' Club Committee and the Napier Returned Soldiers' Association which resulted in the Association "holding aloof altogether from the club" for a period. The Committee and the Association "amicably settled their differences in January 1920 and began working under a joint secretary, Mr W H Barton."³⁹³

In the late 1920s, a period during which the Returned Services Association experienced a lull in membership, those responsible for the Club reportedly sold the building to hotelier, Henry Bodley, 'because of lack of support'. Though they have had a few clubrooms over the years a newspaper article from 2001 suggests that the Napier RSA still values the former Napier Soldiers' Club in Marine Parade suggesting that it was the first club of its type in New Zealand.³⁹⁴

Following its use as a soldiers' club the building was extended in approximately 1930, to designs by the original architect, and used as a private hotel. Like many reinforced concrete buildings, it suffered little damage in the 1931 Hawkes Bay earthquake. In recent years, the building has been occupied by a series of restaurants and is currently owned by Byron and the late Angel Duncan. The only major structural alteration to the building since the addition to Louis Hay's design in 1930 is the addition of a deck to the front left side in 2001.

The building is strongly associated with World War 1, an event which had an intense impact on New Zealand. Though it was not expressly named as a memorial to those who took part in

³⁹⁰ 'Napier Soldiers' Club: Opening Ceremony', *Hastings Standard*, 9 December 1916, <https://paperspast.natlib.govt.nz/newspapers/HAST19161209.2.29>.

³⁹¹ www.heritage.org.nz/the-list/details/9967

³⁹² www.heritage.org.nz/the-list/details/9967

³⁹³ www.heritage.org.nz/the-list/details/9967

³⁹⁴ www.heritage.org.nz/the-list/details/9967

the war the function the building performed, the laying of the foundation stone on ANZAC Day and the contribution of the community to its erection, casts it in this light.

Although Hay is well known for his work following the 1931 Hawkes Bay earthquake his earlier buildings, such as the Soldiers' Club, contributed to the establishment of a strong tradition of innovative architecture in Napier in the 1920s, a tradition that is credited as 'setting the pattern' for post-earthquake reconstruction.³⁹⁵

By the 1930s, the Soldiers' Club was no longer playing the role it did during the war and immediate post war years. The building's function changed to a private hotel, and alterations at this time (an extra wing on the north end) were designed by Louis Hay also.

In more recent decades, the building has served many purposes – at present being used partly for accommodation and for businesses.

Notable people: J.A. Louis Hay

References:

Fowler, Michael. 'Napier Soldiers' Club the Place to Be'. *Hawke's Bay Today*, 11 December 2016. https://www.nzherald.co.nz/hawkes-bay-today/news/article.cfm?c_id=1503462&objectid=11763642.

Hastings Standard. 9 December 1916. 'Napier Soldiers' Club: Opening Ceremony'. <https://paperspast.natlib.govt.nz/newspapers/HAST19161209.2.29>.

Heritage New Zealand Pouhere Taonga: The List no. 9967 www.heritage.org.nz/the-list/details/9967

Ringer, Bruce. 'Napier Soldiers' Club'. In *NZ History*, 2016. <https://nzhistory.govt.nz/media/photo/napier-soldiers-club>.

Theme Military, civics, clubs

Hapu/Iwi:

Cultural connections: Napier RSA

Architectural style/description: The Soldiers' Club is an excellent example of the influence of Frank Lloyd Wright and other architects of the Prairie school on the work of architect Louis Hay. Hay's enthusiasm for Wright can be seen in the design of the long low roof and his use of horizontal detailing. The design was unusual at the time with other architects not looking to the work of Wright until the mid-1930s and adopting some of these practices after World War Two.

Recommendations: List as Outstanding (Category 1 on HNZPT List)

³⁹⁵ www.heritage.org.nz/the-list/details/9967



Figure 247 Early photograph of Napier Soldiers' Club, taken circa 1925. Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi: <https://collection.mtghawkesbay.com/objects/78537>

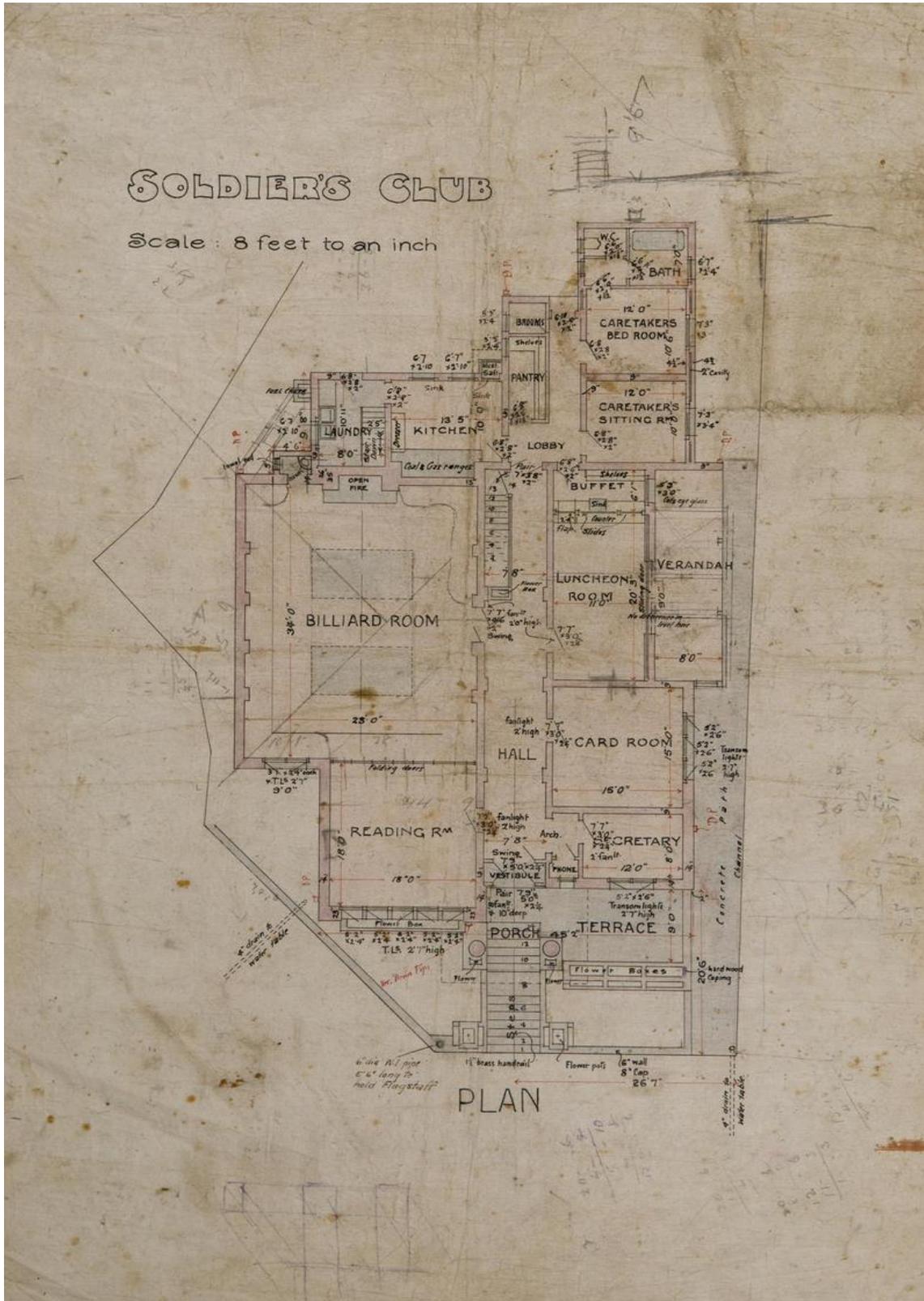


Figure 248 Architectural drawing of Napier Soldiers' Club, undated, but likely from 1916. Source: MTG Hawke's Bay object no. 37817

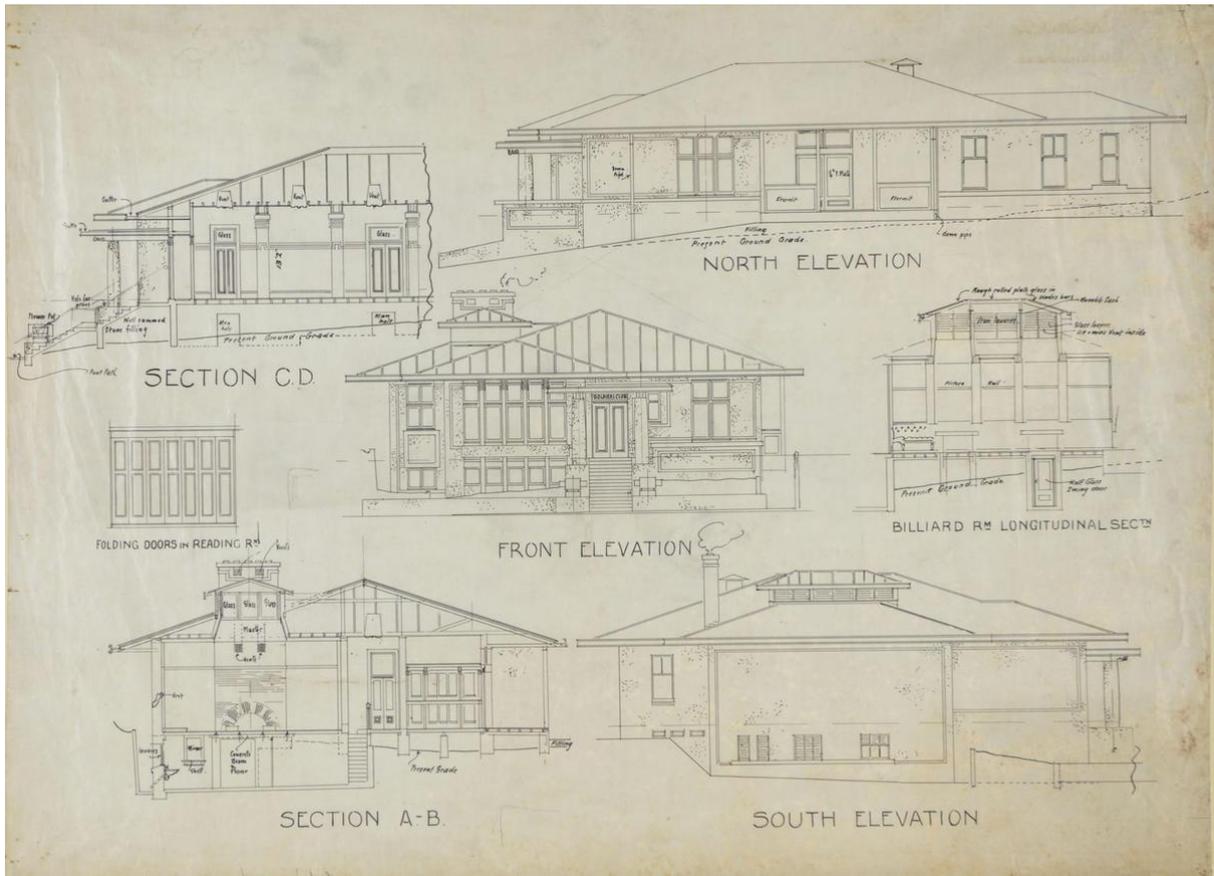


Figure 249 Architectural drawing of Napier Soldiers' Club, undated but likely from 1916. Source: MTG Hawke's Bay [object no. 37814](#)

2.30 Marine Parade, no. 48: Napier War Memorial

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site: Historic place

Address: 48 Marine Parade

Legal Description: SEC 2 SO 396199 (CT 462212)

Construction date: 1957



Figure 250 Napier War Memorial Fig 5.16 in Annabell p. 210 Image from Opening Programme 1957 showing floral clock, memorial and eternal flame: MTG Hawke's Bay



Figure 251 Photograph of Napier War Memorial perhaps at opening ceremony on 14 July 1957.
Source: <http://napierwarmemorial.co.nz/>



Figure 252 the War Memorial from the east (beach side) c. 1959. Source: *The Fiftys: Napier Becomes a City*.



Figure 253 Present day view from the seaward (eastern) side. Source: Chris Cochran, June 2019.



Figure 254 Extent of Napier War Memorial. Source: Napier City Council property on-line

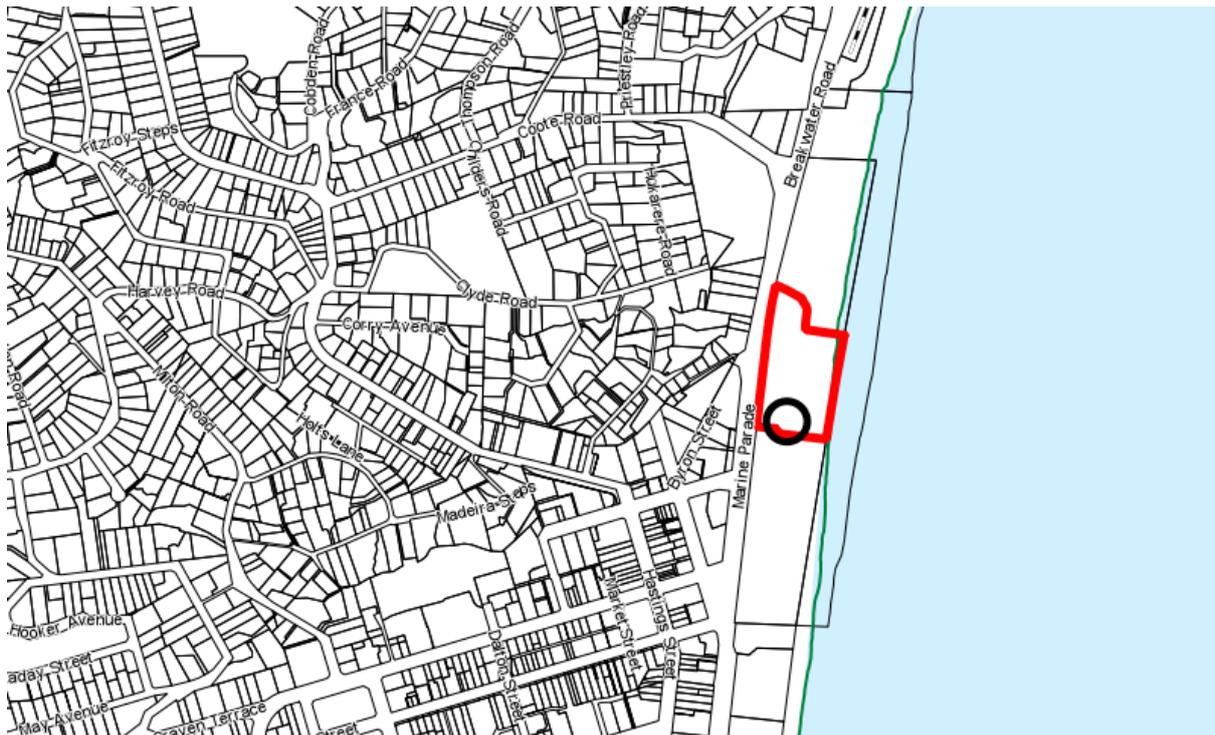


Figure 255 Location of Napier War Memorial. Source: <https://www.gis.napier.govt.nz>

Architect: Guy Natusch

Builder:

Engineer: Guy Powell of Powell, Fenwick, and Johnson

Original function/use: War memorial /community hall

Original owner: Napier City Council

Current use: Conference centre

Current owner: Napier City Council

Significance: Aesthetic, architectural, historical, cultural, social, technological.

Summary: The Napier War Memorial has very great commemorative value for the people of the city and the district, as a memorial to those who served and died in Second World War. It is an incredibly significant historic, social, and cultural place to the people of Napier who have rallied around to protect this especially important memorial space. It has an additional forgotten historic value for being a continuation of the memorial to 100 years of English government in New Zealand. It is a vital building in the history of modernist architecture in New Zealand, innovative and original, and very fit for purpose. If today it was in more authentic form, it would vie with the Whanganui Memorial Hall as the most architecturally important of the war memorial halls built in New Zealand after the war. Despite the extensive additions and alterations, it retains standing as an important modernist structure.

History: The War Memorial had its origins in another memorial proposed to commemorate the centenary of the signing of the Treaty of Waitangi in 1840. The government created a subsidy for community projects to remember the arrival of British rule. Napier considered

four projects during the first part of 1939: a memorial avenue from Kennedy Road to Taradale; an aquarium on the Marine Parade, a centennial wing to the Museum and finally a Winter Garden on the Marine Parade showcasing New Zealand flora and palms to encourage visitors to Napier.



Figure 256 Artist's impression of proposed Winter Garden. Source: *Hawke's Bay Today* 21 September 2019

But World War 2 intervened and the idea was shelved because the indecision had resulted in the subsidy not being available unless projects were completed by the end of 1940. Straight after the end of the War, the Mayor and councillors tried to restart the project, but this time combined it with a war memorial. The Government declared that the only war memorials it would support with funds were those that were strictly 'community centres' and nothing else. The government considered the Winter Garden proposal conflicted with the primary community purpose of a war memorial which had been sacrificed to "the idea of erecting a show place on the Marine Parade."³⁹⁶

Nevertheless, in 1952 the young architect Guy Natusch was given a brief to design a war memorial which would attract the government subsidy while incorporating into it the "palm Lounge" inspiration of the 1939 Winter garden Centennial Design. His design was to fill the building with relocatable palm trees on wheels as was proposed for the Winter Garden. The Napier City Council then applied to dedicate the funds it had collected for the Palm Lounge and Winter Gardens to a "Combined Centennial and War Memorial building." Permission was granted for this combined memorial which allowed the collected funds to be accessed. Although 10% of the construction costs came from the Centennial Winter Gardens funds "the commitment for the remembering of the nation's first 100 years is largely forgotten." One other contender for the centennial project had been an aquarium and the basement of the new building was used for this purpose, eventually leading to the National Aquarium being built along the Marine Parade.³⁹⁷

³⁹⁶ Laurie Rhodes, "Napier's Forgotten Memorial," in *Hawke's Bay Today* 21 September 2019

³⁹⁷ Laurie Rhodes, "Napier's Forgotten Memorial," in *Hawke's Bay Today* 21 September 2019

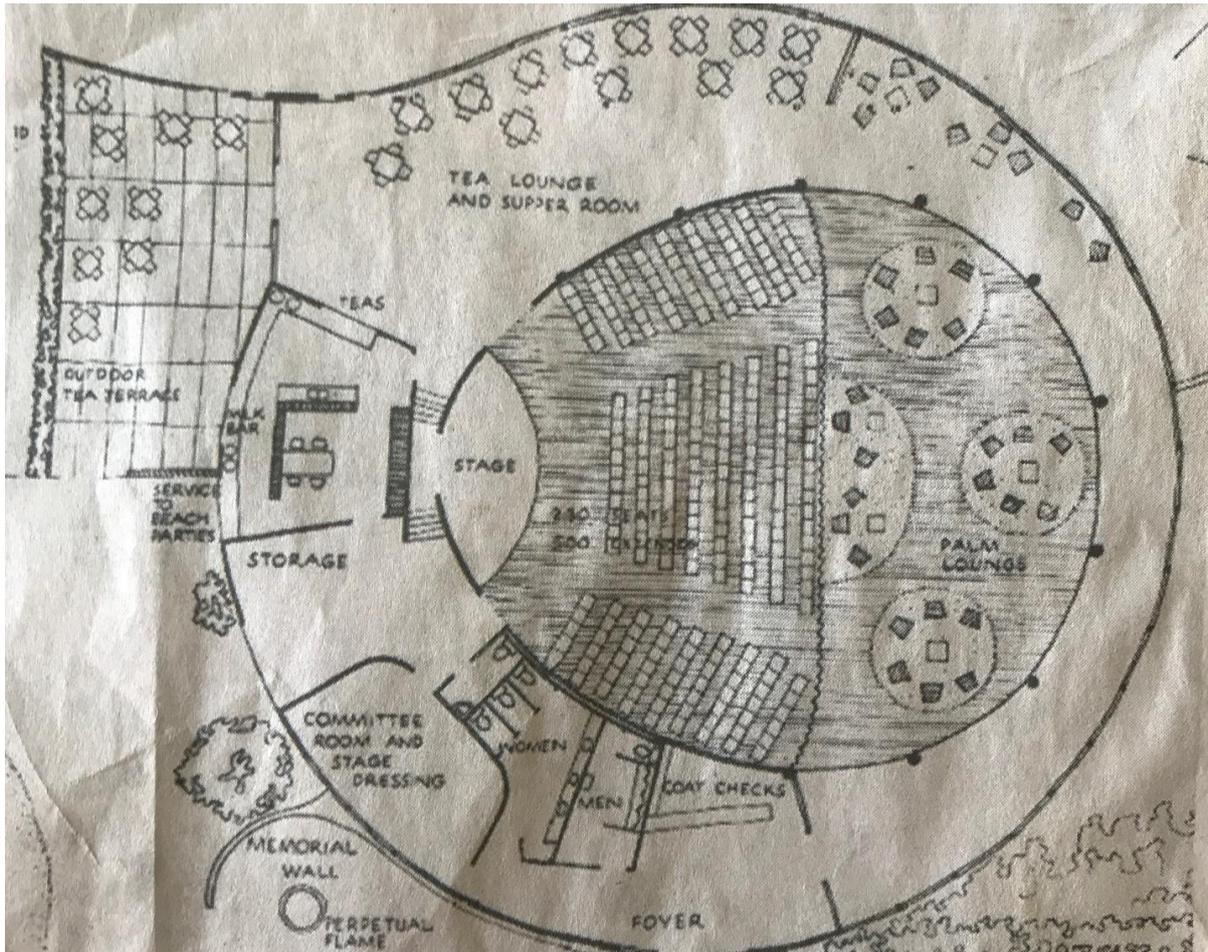


Figure 257 Early plan for War Memorial Source: *Hawke's Bay Today*, 21 September 2019

Craig Morley has undertaken a considerable amount of research into the history of the Napier War Memorial and says:

The original 1957 design was called "Napier War Memorial". Over the years it comprised of an Events hall, Aquarium, tea rooms, shop, Café, and external Flame and Roll of honour. It was truly a venue for the Community and not for commerce. Functions that were held in the Main Events Hall were soon referring to the "Napier War Memorial Hall," although the entire site was "Napier War Memorial." Through Council neglect, the War Memorial fell into disrepair and in 1990, driven by a need to have a Conference Centre on the foreshore, the Main Hall was targeted for renovation to fulfil this role. At the time this was met with great public resistance. On 25 July 1994, work begins on redeveloping the War Memorial Hall into a Conference centre. On 30th September 1995, the re-lighting of the eternal flame and the rededication of the roll of honour was performed at the War Memorial Centre. The rededication was as the "War Memorial Centre." The original Main Hall, now refurbished, was opened as a Conference Centre. A black marble flagstone was erected at the entrance, with no doubt as to the role and purpose of the building.³⁹⁸

The form and function of Napier's Second World War Memorial – a community hall – was in part due to the First Labour Government's memorial subsidising policy. This was initially

³⁹⁸ Craig Morley, 2018, p. 8

offered in relation to the 1940 New Zealand Centennial.³⁹⁹ Continuing from this but in response to the conclusion of the Second World War, from 1946 the Government would assist communities in building “living memorials” – a “community centre where the people can gather for social, educational, cultural and recreational purposes”.⁴⁰⁰ This was a reversal from the traditional war memorial which often took a statue or obelisk form.

Guy Natusch had designed several significant buildings already by 1957 in Napier: amongst them, the Christian Science Church (1951; since demolished) and the Red Cross Hall (1953). Alongside Government subsidies, major community engagement and fundraising was undertaken to enable completion. Extra funding included public subscription, and grants from Napier City Council and the Napier City Council Centennial Fund.⁴⁰¹ The Napier War Memorial was officially opened on 14 July 1957 by then-Minister of Internal Affairs Sidney Walter Smith at a ceremony attended by thousands.⁴⁰² At this event, Mayor Peter Tait entreated:

“I ask all who enter the memorial to respect the memory of those in whose honour it has been erected. I ask you to preserve the sanctity of the building and protect it from vandalism or ill-use. We will ever remember that this is Napier’s memorial to those men and women who gave their lives.”

Many of New Zealand’s memorial halls of the 1940s-1950s were built in rural areas. In urban areas, other kinds of community amenity tended to be constructed. For example, Hastings built the War Memorial Library. This makes the Napier War Memorial a less common example of an urban war memorial hall in New Zealand, and in the same class as Palmerston North’s John Scott-designed Maori Battalion Memorial (completed in 1964) and the Whanganui War Memorial Hall (completed in 1960).⁴⁰³

For many decades, the Napier War Memorial served its dual role of memorial and community centre. The large wrap-around windows were a prominent feature, connecting the hall with the outside environment. Externally, landscaped surroundings and particularly the eternal flame were important elements of the complex. Substantial renovations were made in 1995 which involved moving the eternal flame and memorial tablets into the building, and the name was altered to Napier War Memorial Conference Centre.

In 2016, additional alterations were carried out to turn the site into the Napier Conference Centre. This involved removal to offsite storage of the memorial elements (eternal flame and tablets), closing in of the original hall structure, changes to surrounding landscaping, and construction of multiple large annexes to the original structure.

³⁹⁹ Jock Phillips, ‘Memorials and Monuments’, *Te Ara - the Encyclopedia of New Zealand*, 26 March 2015, <http://www.TeAra.govt.nz/en/memorials-and-monuments>.

⁴⁰⁰ Napier was a pioneer of the “living memorial” – having already built Mother’s Rest in the 1920s alongside the more traditional Napier Cenotaph, in Memorial Square.

⁴⁰¹ Historic Places Hawke’s Bay, ‘H B Heritage News: Newsletter of Historic Places Hawke’s Bay (Inc)’, August 2017, p.1.

⁴⁰² ‘H B Heritage News: Newsletter of Historic Places Hawke’s Bay (Inc)’, August 2017, pp.1-2.

⁴⁰³ Bill McKay, ‘Living Halls: The War Memorial Community Centres’, in *Living Halls*, by Fiona Jack (Clouds Publishing and Govett-Brewster Art Gallery, 2011).

Considerable public pressure has been put on the Napier City Council to have the original memorial elements restored and this is on-going.

Notable people: Those who served during the Second World War; the people of Napier and district; Guy Natusch; Guy Powell and others associated with the design and construction.

Architectural style/description: The Napier War Memorial was one of the great trend-setting modernist buildings of New Zealand, innovative in its concept, dramatic in its architecture, challenging to design and build. Buildings of strong circular form are rare in New Zealand, especially at that time. (E. A. Plishke had designed a circular hall for the Cashmere Community Centre in the early 1950s, which was never built. Later came the School of Engineering on the Ilam Campus and the Beehive, today the most significant circular building in the country.) In Napier, it was technically challenging not just for the shape, but for the corrosive effects of the exposed seaside location when the structural system of columns and beams were designed to be visible and therefore exposed to the elements. These challenges were all admirably met, and the result was a building of great drama. Guy Natusch has great admiration for the work of the engineer Guy Powell, who designed a structural system of pre-stressed concrete beams, which were post-tensioned after erection.

The building, first and foremost a war memorial, had its main functional use as a hall for concerts, conferences and social gatherings of all sorts. The circular hall rose through a lower encircling series of ancillary spaces. This form still shows today, with the exposed concrete beams able to be read clearly over the roof of the hall. The ancillary spaces had a broad band of glazing that allowed views out to the Marine Parade, the beach, and the ocean; the long curving sill of the windows cantilevered out over the beach, and above was timber cladding, bringing some colour to the composition.

The building has been well used and loved by the people of Napier. It has also undergone quite extensive change over its 60+ years of life, so that today it is difficult to firmly attribute elements of it to the original structure. The seaward side retains, if not the fabric, then certainly the essence of the broad curving band of windows, and some internal finishing details and doors remain in the main hall and associated spaces. Although much changed, it is still possible to appreciate the original concept that Natusch had for the building.

The building is not only a landmark on the foreshore in Napier, but a landmark of modernism in New Zealand.

Alterations: These have been extensive, and it is hard to trace the history of changes now. Suffice to say that there are important elements of the original Natusch-designed building still fully intact. The war memorial itself, which was the *raison d'être* for the building, is presently removed from the building; it should certainly be re-integrated, with dignity, back to the place where it belongs, which is in association with the entrance to the building. It should never have been removed.



Figure 258 The main entrance to the building today. The quite austere finish to the building here bears no resemblance to the original design, although elsewhere some original elements remain. Source: Photograph, Chris Cochran, June 2019.

Theme: war/memorialisation

Hapu/Iwi:

Sociocultural connections: people of Napier, the wider Hawke's Bay and New Zealand

References:

Historic Places Hawke's Bay. 'H B Heritage News: Newsletter of Historic Places Hawke's Bay (Inc)', August 2017.

McKay, Bill. 'Living Halls: The War Memorial Community Centres'. In *Living Halls*, by Fiona Jack. Clouds Publishing and Govett-Brewster Art Gallery, 2011.

Morley, Craig, 2018. "Napier War Memorial A brief history of the name."

<http://napierwarmemorial.co.nz/>

Phillips, Jock. 'Memorials and Monuments'. *Te Ara - the Encyclopedia of New Zealand*, 26 March 2015. <http://www.TeAra.govt.nz/en/memorials-and-monuments>.

Pope, Gail & Claire Regnault. 2000. *The Fiftys: Napier Becomes a City-1950*, Napier: Hawke's Bay Cultural Trust.

Conversation, Guy Natusch / Chris Cochran, 1 May 2019.

Recommendations: To be listed on the District Plan.



Figure 259 The original spherical footprint of Napier War Memorial, in an aerial photograph taken 4/09/1969. Sourced from the LINZ Data Service, via retrolens.nz. Accessed 1 May 2019

2.31 Marine Parade, no. 49: Napier Club

Schedule number:

NCC Heritage Group:

Type of site: historic place; archaeological site: V21/490

Address: 49 Marine Parade

Legal Description: Lot 1 DP 162; LOT 1 DP 3654; LOT 3 DP 807; LOT 2 DP 3654. C.T. M4/755 M4/775

Construction date: 1933



Figure 260 Napier Club. Source: Art Deco Inventory



Figure 261 Extent of Napier Club (former) Source: Napier City Council property on-line

Architect: EA Williams 1932

Builder: 1932. Walker & McBeath

Original function/use: Clubrooms

Original owner: Napier Club

Current use: Hog's Breath

Current owner:

Significance: The former Napier Club has architectural heritage significance due to its Spanish Mission features (especially the Marine Parade façade, including the bell tower chimney), its association with important reconstruction architect E.A. Williams (and probably Louis Hay), and the unusual domestic scale. The Napier Club, which was established in 1880 existed until 2003. It has social value for being a club where the commercial men of the town could meet and enjoy fellowship and discuss matters of mutual interest and for its connection with many of the men who established Napier and work towards its development.

History:

The Club was started in 1880.⁴⁰⁴ In 1981 the Club president, Mr R. Lee said:

The origins of the club began when a group of businessmen from the then thriving commercial area of Hastings St, Shakespeare Rd and beyond gathered to socialise in the private bar of the Clarendon Hotel in Shakespeare Rd.

The fact that they were men of commerce precluded them at the time from joining the gentlemen's or Professional men's Club.

This factor and their common interests of business, recreation and social life prompted them to form a club of their own."⁴⁰⁵

The club moved around quite a bit in the early days until it built its permanent building in Herschel Street in 1906 (figure 265).

1880 Tennyson Street

1881 April New Clarendon Hotel Hastings Street

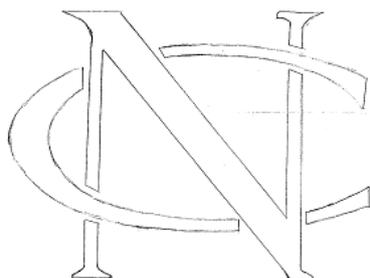
1887 December Masonic Hotel

1888 December back to the Clarendon

1898 in the premises of a Mr John McVay on Marine Parade

⁴⁰⁴ https://en.wikipedia.org/wiki/Working_men%27s_club

⁴⁰⁵ Information from "Founder's Speech." Supplied by Barrie Browne, no reference for quotation.



**Napier Club Inc
Founded 1880**

Figure 262 A Logo of Napier Club: Source: Barrie Browne former member of Napier Club

A general meeting of the members of the Napier Club is to be held to-night when the new clubhouse will be formally opened. The building is conveniently situated and is exceedingly well adapted for the club purposes. On the ground floor there are two large dining rooms, lofty and well lighted, a large news and smoking room, and a small drinking bar for use of members, with extensive kitchens and storerooms in the rear. Upstairs there are large card and smoking rooms, and four bedrooms for the convenience of country members. The whole has been arranged and comfortably furnished by Mr Bourgeois, the Manager of the Club, and will be one of the most comfortable institutions of the kind in the colony.⁴⁰⁶

The club was successfully established on 28 October:

The opening meeting of the Napier Club was held at the new club premises last evening. A large number of members were present. His worship the Mayor occupied the chair. A code of rules was passed, and a treasurer and committee were appointed. The Club premises are now open to members with the exception of the cuisine, which will not be available until Monday morning next.⁴⁰⁷

Apparently prior to this many meetings were held to commence the formation of the club; they were looking for no fewer than 100 members to start the club and a joining fee of two guineas and annual subscription of two guineas. It appears that the first club rooms were “the most suitable premises for the purpose, which they had seen were those occupied by Mrs Danvers in Tennyson Street, and that a 7 years’ lease of the premises could be obtained on the payment of 75 pounds to Mrs Danvers and a yearly rental of 100 pounds.”⁴⁰⁸

In 1881 a general meeting of the Napier Club was called by the manager Mons. E. Bourgeois.⁴⁰⁹ The meeting was postponed until 25 January.⁴¹⁰ But in June Mons Bourgeois (late caterer of the Napier Club) had “declared his inability to meet his liabilities. The wines,

⁴⁰⁶ *The Hawkes Bay Herald*, 28 October 1880

⁴⁰⁷ *Hawke’s Bay Herald* 29 October 1880.

⁴⁰⁸ Information from “Founder’s Speech.” Supplied by Barrie Browne, no reference for quotation.

⁴⁰⁹ *Daily Telegraph* 18 January 1881.

⁴¹⁰ *Hawke’s Bay Herald* 24 January 1881

spirits, ale, &c, the property of the Club will be sold by auction, to-morrow by Messrs Kennedy and Gillman.”⁴¹¹

Napier Club Inc
Est. 1898



Napier Club Inc
Est. 1898



Figure 263 Another logo supplied by Barrie Browne.

The original charter “granted on 13 December 1906, at Wellington and signed by the Colonial Secretary, was that of a permanent Royal Charter known today as a permanent Charter of which I think there are only twelve left in New Zealand.”⁴¹²

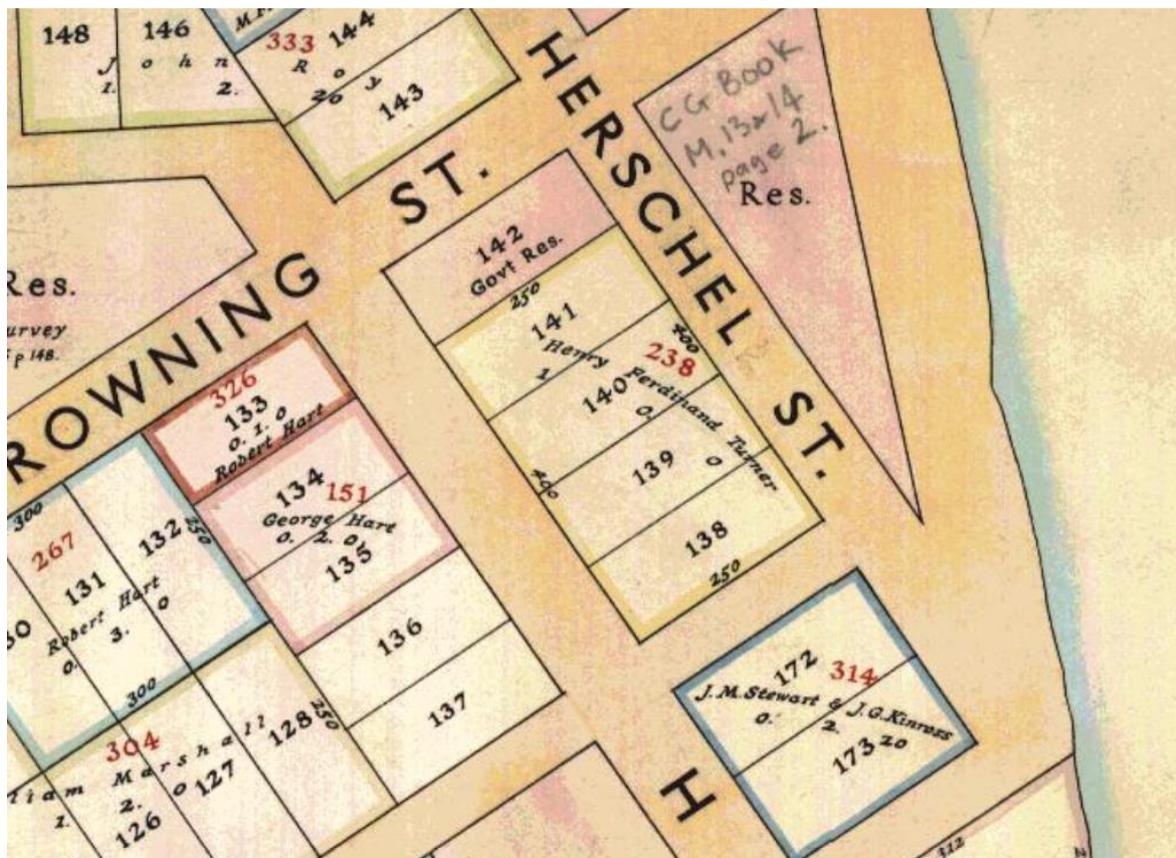


Figure 264 Part of SO 5008 showing land grants in part of Herschel street. Source: SO 5008

⁴¹¹ *Daily Telegraph* 28 June 1881.

⁴¹² Founder’s Speech supplied by Barrie Browne.



Figure 265 The Napier Club in 1900s prior to 1931 earthquake. Source: Jo Lorigan, 1987. p. 69



Figure 266 Part of photograph showing Napier Commercial club: F.G. Radcliffe 1910-1919 Source: Auckland libraries Record ID 35-R780

In 1905 “eleven perches of land in Herschel Street, was sold to a syndicate on behalf of the Napier Club at a figure, which works out at the rate of around £15,000 per acre.”⁴¹³ In 1906 the Napier Commercial Club had a two-storey brick club house built in Herschel Street by Bull Brothers. It cost £2,760.⁴¹⁴ This was on TS 141 next door to 12 Herschel Street.



Figure 267 The Commercial Club on TS 141 adjacent to TS 140, 1908. Source: Map 1908 held by Maurice Bartlett, 7 Veronica Avenue Napier

In 1916 J.A. Louis Hay moved to new premises in Herschel Street opposite the Napier Club.⁴¹⁵ The Napier Club in Herschel Street had Holt & sons build them a new door for £35 in 1921.⁴¹⁶

The site where the new Napier Club was built after the 1931 earthquake had earlier been occupied by Dr Spencer in the 1880s. Dr Spencer was a military surgeon and Mayor of Napier, who moved his family to the Marine Parade where they lived in a house called Tiromoana. Dr Moore’s Hospital was later built here but was severely damaged in the 1931 Earthquake. The Napier Club moved to the Marine Parade adjacent to the Hawke’s Bay Club

⁴¹³ *Bush Advocate* 26 September 1905

⁴¹⁴ NCC Building permits index by Peter Bloomer.

⁴¹⁵ *Hastings Standard* 1 June 1916

⁴¹⁶ NCC Building permits index by Peter Bloomer.

and rebuilt on the site of Dr Moore's Hospital. The Club was based in this building from 1933 to 2003.⁴¹⁷



Figure 268 Mounted photograph of Tiromoana (View of the Sea), home of Dr William Isaac Spencer and family, on Marine Parade, Napier. The location of the house would later become the site of Dr Moore's Hospital. 1880s gifted by Anna Elizabeth Jerome Spencer. Source: MTGB Hawke's Bay object nos. 66, 95640



Figure 269 Dr Moore's Private Hospital, Marine Parade, taken after the 3 February 1931 Hawke's Bay earthquake. The photograph is taken from behind the hospital looking out toward Marine Parade. The skeletal

⁴¹⁷ Art Deco Inventory

façade of the building is still standing prior to demolition. The Hawke's Bay Club is partially visible to the left of the hospital. Photographer Dave Williams. Source: MTG Hawke's Bay Object nos. W275 (b), 76560



Figure 270 Napier Club, Marine Parade, built after the 3 February 1931 Hawke's Bay earthquake. The Napier Court House can be seen on the left-hand side and in the middle is the Hawke's Bay Club. Photographer: Ernest Sinclair Source: MTG Hawke's Bay Object nos. 2015/31/102, 19751, 92470



Figure 271 Panoramic view of Marine Parade looking towards Napier Hill thought to have been taken around 1936. Photographer: Robert Goodger, gifted by Lois Goodger. Handwritten inscription. Source: MTG Hawke's Bay Object nos. m93/19, 8704, 76515

The inscription on figure 271 says that: In the centre foreground of the image stands the Tom Parker Fountain (installed 1936). On the extreme left of the image is the Napier Courthouse (completed 1875), designed by William Henry Clayton. On the opposite side of the intersection of Marine Parade and Browning Street stands the Hawke's Bay Club (built 1906), designed by Walter Phillip Finch. To the right of the Hawke's Bay Club is the Napier Club (built 1933), designed by E. A. Williams. On the extreme right of the image are the salt-water Municipal Baths. Napier Hill is visible in the background.

Ernest Arthur Williams was born in London and received training in architecture and joinery before he came to New Zealand in 1890. He originally settled in Christchurch but moved to Napier in 1910 where he worked for Walter P. Finch, the much-respected local architect. He

was employed by the Napier Borough Council as Clerk of Works in the Engineering Department before he set up his own practice in 1912. He was appointed Borough Engineer during World War 1. After the earthquake in 1931 he was responsible for designing many new buildings to replace those destroyed. These included the Central Hotel, the Criterion Hotel, Harston's Building, and the Daily Telegraph Building. He increased his staff to eight, mainly architectural draughtsmen to cope with the massive amount of work following the earthquake. He had many skills being registered as both an architect and an engineer. He frequently used elements of the Art Deco style especially applied plaster decoration and the stepped building profile. The zigzag motif was a favourite. He used the symmetry of the Art Deco style with considerable skill. A lot of his work is identified by his use of Spanish balconies and roofing tiles. The Art Deco style influenced his interior fittings and detailing which are specified in detail on the original drawings.⁴¹⁸

Notable people: E.A. Williams

Architectural:

This is a quirky building in the Spanish Mission style. Its architectural significance derives from its design style, relatively domestic scale and association with architect E.A. Williams who was prominent in the reconstruction of Napier after the 1931 earthquake. Other buildings designed by Williams include the Criterion Hotel (1932), the Central Hotel (1931), Harston's Building (1930 and 1932) and the Daily Telegraph Building (1932). It is also the only Spanish style building in central Napier with a vestigial bell tower, which conceals a chimney.

There is conflicting information about its architect. Robert McGregor refers to the building as: "Louis Hay's only Spanish Mission design in the inner city,"⁴¹⁹ and the building has several features strongly reminiscent of Hay's style. However, the Napier Art Deco Inventory records the building as being designed by E.A. Williams and supervised by Louis Hay. The plans on file at NCC have 'E. A. Williams Reg. Arch.' handwritten in the lower left-hand corner; this appears to have been written over scratched-out lettering and is not in the style of the rest of the title block. No evidence has been found to support the claim that Louis Hay supervised construction, and Peter Shaw in *Louis Hay Architect* says: "It appears he (Hay) was never associated with ... E.A. Williams... at least in the post-earthquake period."⁴²⁰

To add to the confusion (or perhaps just 'fusion'!) the chimney breast in the smaller front bar is suggestive of those in E.A. Williams' Criterion Lounge, while the arched main entrance is strongly reminiscent of Louis Hay's work, right down to the incised fluting on the inner curve of the arch and the wrought iron grille over the curved top light (see the original entry to the Hawke's Bay Museum, and the Browning Street entry of the AMP building). The bricks framing the arch are very similar to the Roman bricks Hay used on his own building. There was also a raised brick planter (now demolished) in front of the entry, which was a typical Louis Hay feature.

The building exterior facing Marine Parade retains much of its original character, although several of the windows have been altered and the terrace and entry steps are not original. The

⁴¹⁸ Heather Ives. 1982 *The Art Deco Architecture of Napier*. Ministry of Works and Development. Appendix.

⁴¹⁹ Robert McGregor, 1998. *The Art Deco City*, Art Deco Trust, Napier 1998, p. 25

⁴²⁰ Peter Shaw, 1999. *Louis Hay Architect*, p. 45

façade is asymmetrical, articulated by a pair of narrow projecting gables with tiled caps and a truncated tower which contains the arched entry. The semi-circular arch is defined in narrow bricks with a sunburst outline. The double timber outer doors and wrought iron grille over the arched top light appear to be original. On the ridge behind the entry is a vestigial bell tower which replicates the projecting gables and doubles as a chimney. Diamond-shaped cut outs in the bell tower are repeated in the projecting gables and the window spandrels. The wall at the southern end of the roof has an empadana gable; the northern end is hipped. The building facades to the rear of the site are not considered to have heritage significance.

Internally the building has been considerably altered but many original features remain. The entry vestibule has original rimu wall panelling and double timber doors with etched glazing (with deco border and intertwined Club initials NC). The bar fronting Marine Parade retains the original timber floor and sloping ceiling with exposed timber trusses, and a fireplace with Spanish Mission influence (reminiscent of the fireplaces in E.A. Williams' Criterion Hotel). Several of the original steel framed windows remain in situ. In the present lobby (originally a lounge), some rimu panelling remains. The large lay light is not original but reflects the original design. A series of smaller spaces fronting Marine Parade—card rooms and 'Strangers Room'—have been combined and opened up to the original billiards room. These interior spaces have little heritage significance. However, the former billiard room retains the original timber floor and sloping ceiling with exposed timber trusses, and an unusual fireplace featuring a terrazzo mantel. (The tiled hearth is not original). The service spaces to the rear of the building have not been viewed, but they have been much modified and are not thought to have heritage significance.

Alterations:

Built 1933: Spanish Mission. Reinforced concrete & timber with corrugated iron roof.
Estimated cost: £3955.

1962: E.A. & L G Williams designed an entrance porch for the Napier Club. Ivor E. Curtis registered builder applied for a building permit to build a roof of iron on timber over the entrance.

1966: Extensions to Napier Club designed by Malcolm & Sweet, architects

1975: Alterations to Napier Club by George Spence. The builder was McKennie & Flannagan and the plumber was M.T. Carroll. The alterations were estimated to cost \$19735.68. \$3200.00 of this was for drainage works.

2002: Proposed alterations drawn by Colin McKenzie of Judd Fenwick.

2011: The S & J Young Family Trust was awarded a grant of \$1000.00 by Napier City Council towards painting the exterior of the building. This was despite the building not being listed in the District Plan, but it was in the Art Deco Quarter and "It makes a significant contribution to the amenity of the Marine Parade."⁴²¹

Theme: Settlement, economics, social institutions

⁴²¹ NCC Property file X162

Hapu/Iwi:

Cultural connections:

References:

Art Deco Inventory

Ives, Heather.1982. *The Art Deco Architecture of Napier*. Ministry of Works and Development

Building File X162 49 Marine Parade

McGregor, Robert 1998. *The Art Deco City*, Napier: Art Deco Trust.

Shaw, Peter 1999. *Louis Hay Architect*. Napier: Hawke's Bay Cultural Trust.

Papers Past www.paperspast.natlib.govt.nz

Hawke's Bay Herald, 11 August 1879

Daily Telegraph, 29 March 1881.

Hawke's Bay Herald 29 July 1893

Hawke's Bay Herald, 15 February 1896

Hawke's Bay Herald, 23 September 1901

Hawke's Bay Herald 7 July 1904

Hawke's Bay Herald, 26 July 1904

Hawke's Bay Herald, 15 October 1904.

Daily Telegraph 10 November 1932

Daily Telegraph 14 July 1933

https://en.wikipedia.org/wiki/Working_men%27s_club

Recommendations: Schedule on district plan

2.32 Marine Parade, no. 56: Pania

Name: Pania of the Reef

Schedule number:

NCC Heritage Group:

Type of site: Historic place

Address: 56 Marine Parade, south of Tom Parker Fountain

Legal Description: SEC 3 SO 396199 - RECREATION RESERVE

Construction date: 1954



Figure 272 Pania of the Reef, Source: Chris Cochran June 2019



Figure 273 Pania. Source: Elizabeth Pishief 12 May 2019

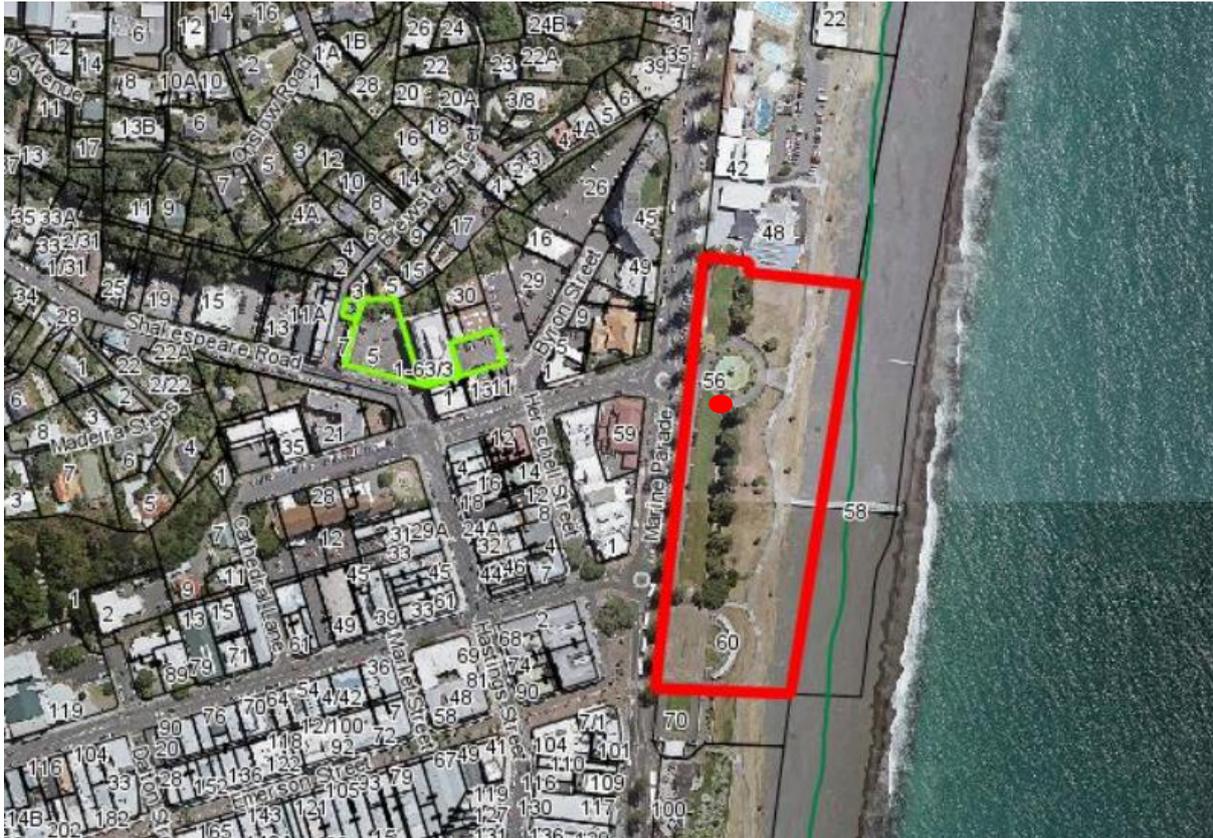


Figure 274 Location of Pania (red dot). Source: Napier City Council property on-line

Architect/designer: V. Lera. **Builder:** Italian Marble Company of Carrara in Carrara, Italy

Original function/use: Memorial

Original owner: 30,000 Club

Current use: Memorial

Current owner: Napier City Council

Significance: Aesthetic, historical, cultural, social, spiritual, technological

Summary: Pania of the Reef is a statue of considerable significance to the people of Napier, and her theft in 2005 was a matter of tremendous local concern. It has historic value for its association with the legend of Pania, which was told by Bishop Bennett and inspired the donation of the statue by 30,000 Club, which provided many amenities in Napier over the many years of its existence. It has cultural significance to Māori, particularly Ngati Paarau and the Tareha family who are descendants of Pania. It is in addition a significant work of public art, and it has technical value as a major casting in bronze.

History:

The 1.5 metre statue of Pania was unveiled at Napier's Marine Parade on 10 June 1954 by then Prime Minister Sidney Holland, and has since been much photographed by tourists. The statue was commissioned by members of the Thirty Thousand Club after the Anglican Bishop of Aotearoa, Frederick Augustus Bennett, related the legend of Pania to them. Several students from Hukarere Girls College were photographed as models for the statue, and

eventually, Mei Irihapiti Robin, now Mei Whaitiri, the mother of local MP Meka Whaitiri was selected. Mei can be seen in figure 278 with Pania. A clay likeness of the photograph of Mei and an actual traditional piupiu skirt were made by the Italian Marble Company of Carrara in Carrara, Italy. The clay model was then used to produce the bronze statue, which is estimated to weigh between 60 and 70 kg.

The statue has often been compared to *The Little Mermaid* statue in Copenhagen; there is a resemblance between the two figures, both statues are small, bronze, and near the ocean, and both are based on similar stories.

The Legend of Pania of the Reef.⁴²²

Pania was a beautiful maiden who lived in the sea on the east coast of the North Island of New Zealand. By daylight she swam about with creatures of her reef world but after sunset would go to a stream that ran into the bay where the city of Napier now exists. She would travel up the stream to an area where she could rest among the flax bushes. Karitoki, the very handsome son of a Māori chief, quenched his thirst every evening at the stream where Pania rested because it had the sweetest water. He was unaware she was observing him for many weeks until one night she whispered a faint spell. It carried on the wind to Karitoki who turned around to see Pania emerge from her hiding place.

Karitoki had never seen someone so beautiful and instantly fell in love. Pania fell in love also, and they pledged their lives to each other and were secretly married. Pania and Karitoki went to his *whare* but because it was dark no-one saw them enter. At sunrise, Pania prepared to leave but Karitoki tried to stop her. She explained that as a creature of the ocean, when the sirens of the sea called her each morning, she could not survive if she did not go to them. She promised to return every evening and their marriage continued on that basis.

Karitoki boasted to his friends about his beautiful wife, but no one believed him because they had never seen her. Frustrated by this, Karitoki consulted a *kaumatua* (wise elder) in the village who believed Karitoki as he knew ocean maidens did exist. The *kaumatua* told Karitoki that being a sea creature, Pania would not be allowed to return to the sea if she swallowed cooked food.

That night, as Pania slept, Karitoki took a morsel of cooked food and put it in Pania's mouth. As he did so, Ruru the *morepork* (owl) called a loud warning and Pania was startled from her sleep. Horrified that Karitoki had put her life in jeopardy, Pania fled and ran to the sea. Her people came to the surface and drew her down into the depths as Karitoki swam frantically about the ocean looking for her. He never saw her again.

When people now look deep into the water over the reef, some say they can see Pania with arms outstretched, appealing to her former lover. It is unknown whether she is imploring him to explain his treachery or expressing her continuing love.

The sea off Napier is now protected by Moremore, the son of Pania and Karitoki. He is the *kaitiaki* (guardian) of the area, a *taniwha* (spirit) who often disguises himself as a shark, a stingray or an octopus.⁴²³

This story is somewhat different from the one recounted on the plaque below the statue. See figure 275 below.

⁴²² <https://en.wikipedia.org/wiki/Pania>

⁴²³ <https://en.wikipedia.org/wiki/Pania>

In 1982, the statue was shot in the head. The damage was later repaired. On 27 October 2005, the statue was stolen.⁴²⁴ The police were unsure of the motive but thought activism unlikely, a prank unlikely because the theft was premeditated, and theft of the bronze for meltdown was unlikely because it was worth only about \$200. They thought a ransom was possible because a statue worth \$250,000 earlier stolen from a restaurant in Waikanae was returned after a \$10,000 ransom was paid. *Pania* was discovered by Jeff Foley and recovered by police on November 4, restored, then replaced on November 16.⁴²⁵

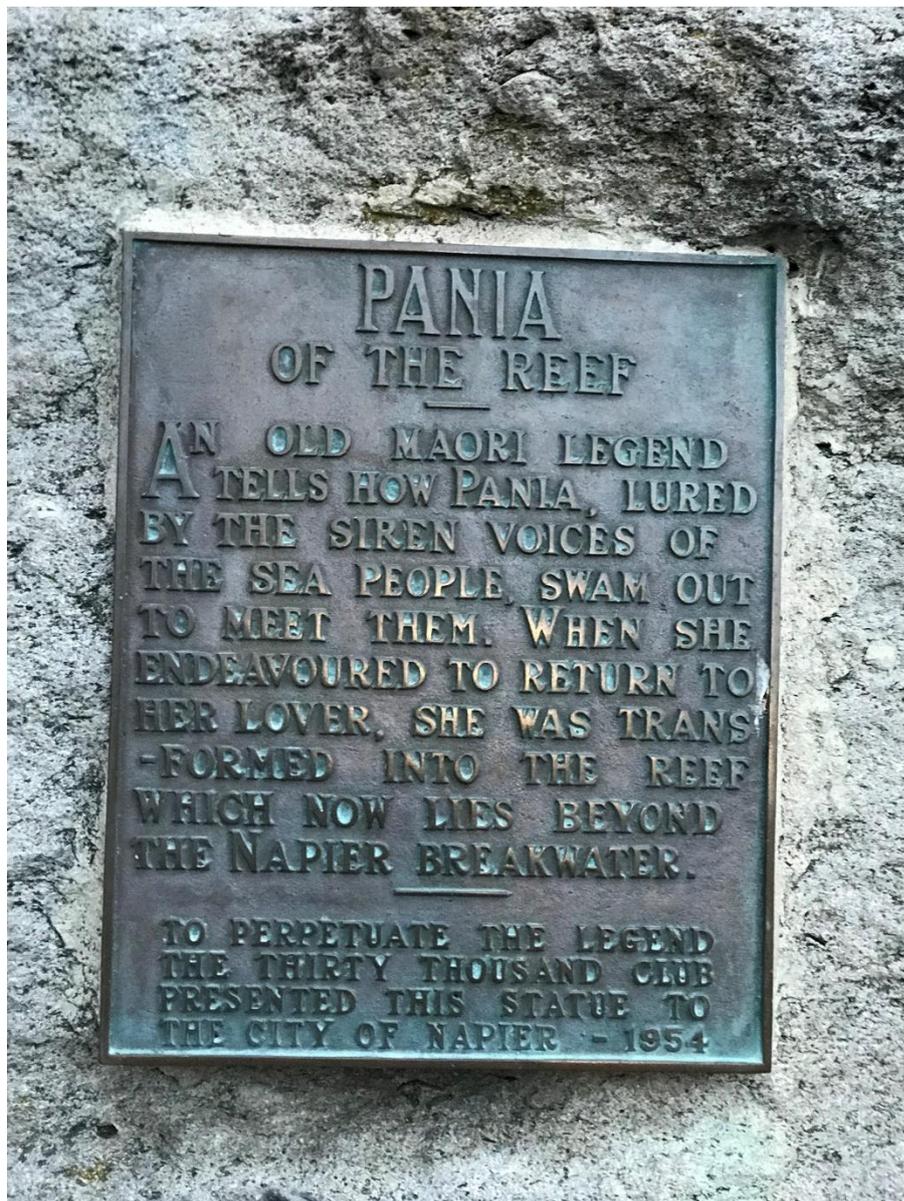


Figure 275 Plaque on stone beneath Pania giving a synopsis of the history. Source: Elizabeth Pishief, 12 May 2019

The plaque inscription reads: “An old Maori legend tells how Pania, lured by the siren voice of the sea people, swam out to meet them. When she endeavoured to return to her lover she was transformed into the reef, which now lies beyond the Napier Breakwater.

⁴²⁴ https://www.nzherald.co.nz/crime/news/article.cfm?c_id=30&objectid=10352292

⁴²⁵ <https://en.wikipedia.org/wiki/Pania>

To perpetuate the legend the Thirty Thousand Club presented this statue to the City of Napier 1954.”

In 1922 Horace Spence Cottrell, a member of the Thirty Thousand Club, made a film *His First Movie: a scenic novelty* that was part of the Club’s campaign to show New Zealand and the world that Napier ‘Bright, Breezy, and Beautiful,’ was “an ideal spot in which to live; excellent in its health records, municipal enterprise, scholastic organisations and for its natural beauty of situation, which has gained for it the reputation of being the Nice of the South.”⁴²⁶ By promoting Napier as a seaside resort, the Club aimed to attract new residents. If the population reached 30,000, the town would become a city; a larger population would support local industry and spur Napier’s progress.⁴²⁷

The Napier Thirty Thousand Club, which was formed in 1913, acted as a beautifying association, tourism, and economic development agency. In the early part of the 1900s, local authorities were forbidden to spend money on public promotion activities, so the Thirty Thousand Club fulfilled that role. The club, as its name indicated, was to dissolve when Napier's population hit 30,000, but it continued until 1975 although the population had reached that number in the 1960s.⁴²⁸ When the Napier Borough Council started producing electricity in 1913, the club offered to pay for lighting part of Marine Parade. It also paid for a children's playground in 1922 next to the Municipal Baths on the Marine Parade foreshore.⁴²⁹

⁴²⁶ Goals of the club: NAPIER’S 30,000 CLUB,” *Poverty Bay Herald*, Volume XXXIX, Issue 12922, 16 November 1912, 2

⁴²⁷ Georgina White, 2013. “Napier: The Nice of the South”. <https://mtghawkesbay.wordpress.com/tag/thirty-thousand-club/>

⁴²⁸ MTG Hawke’s Bay

⁴²⁹ Michael Fowler, 2018. “Club's foreshore plans proved doubters wrong” *Hawke’s Bay Today* 10 February 2018 https://www.nzherald.co.nz/hawkes-bay-today/opinion/news/article.cfm?c_id=1503459&objectid=11991072



Figure 276 Signature of artist, V. Lera of Viareggio, Italy. Source: E. Pishief 12 May 2019

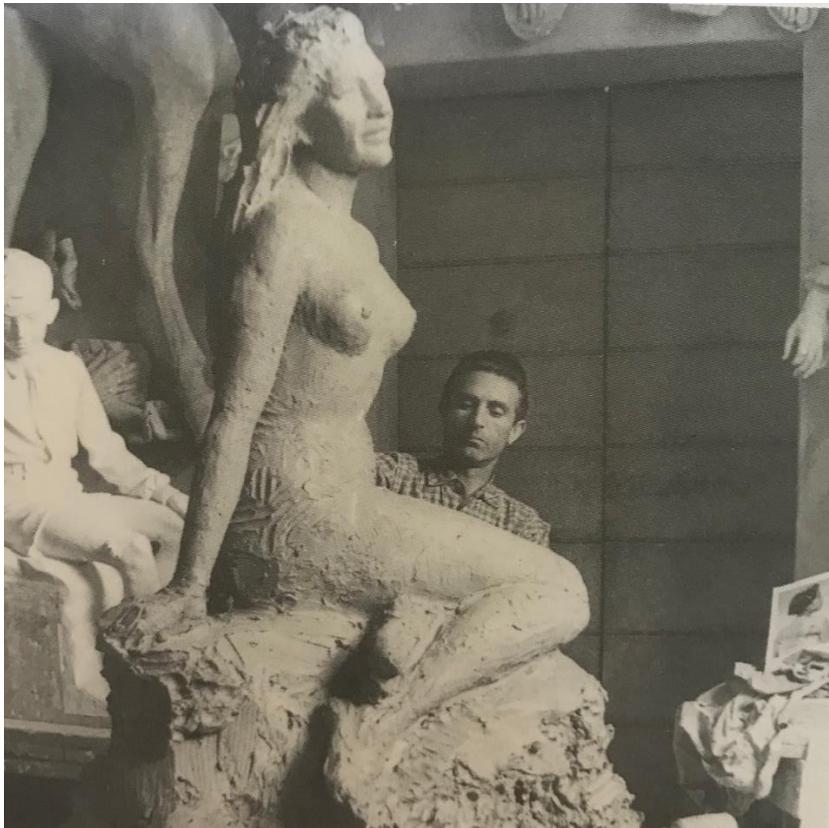


Figure 277 The making of the clay mould. Source: *The Fifties*



Figure 278 The bronze statue of 'Pania of the Reef' on Marine Parade, a leading figure in Maori legend in Hawke's Bay, was unveiled by the Prime Minister the Rt. Hon. S. G. Holland. Mei Robin alongside the statue depicting Pania of the Reef, on Marine Parade, Napier, June 1954. Photographer unidentified. Source: Published in the *New Zealand Free Lance*, 23 Jun 1954, p. 19. Source: Alexander Turnbull Library Ref no. PAColl-6585-88

Notable people: Pania, May Robin (Whaitiri), V. Lera. The 30,000 Club

Style / description: Realist in style, Pania of the Reef is a bronze statue of a young woman sitting on a rock; she has a feather in her long tresses, a hei tiki around her neck and hanging between her breasts, and a traditional piupiu skirt. The head is to one side, the eyes looking to the distant horizon, and the face smiling. The statue is about 1.5 metres high and is something close to being life size. It is now beautifully and smoothly weathered with age, and is much admired, with highlights polished by numerous hands.

The statue is mounted on a stone, with a bronze plaque outlining the story of Pania (see the photograph above). It has a pleasant park-like setting on Marine Parade, appropriately close to the sea and away from the traffic, and it can be seen from all angles. It is a focal point in the landscaped gardens along the Napier foreshore.

References:

Michael Fowler, 2018. "Club's foreshore plans proved doubters wrong" *Hawke's Bay Today* 10 February 2018 https://www.nzherald.co.nz/hawkes-bay-today/opinion/news/article.cfm?c_id=1503459&objectid=11991072

New Zealand Herald.

https://www.nzherald.co.nz/crime/news/article.cfm?c_id=30&objectid=10352292

Papers Past. "Goals of the club: NAPIER'S 30,000 CLUB," *Poverty Bay Herald*, Volume XXXIX, Issue 12922, 16 November 1912, 2
www.paperspast.natlib.govt.nz/

White, Georgina. 2013. "Napier: The Nice of the South".
<https://mtghawkesbay.wordpress.com/tag/thirty-thousand-club/>

Wikipedia <https://en.wikipedia.org/wiki/Pania>

Theme: Maori mythology

Hapu/Iwi: Ngati Kahungunu, Ngati Paarau, Mana Ahuriri

Cultural connections:

Recommendations: Schedule as Significant

2.33 Marine Parade, no. 541 A-E: Ranui Flats

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site: Historic place

Address: 541A-E Marine Parade

Legal Description: Lot 1 DP 327829; (supplementary legal description) UNIT 1A & ACCESSORY UNIT 1, 5, 9, 12, 14, 16 DP 345062

Construction date: 1938



Figure 279 View of Ranui Flats. Source: Fleur Lincoln



Figure 280 541 Marine Parade, Napier: Source: Napier City Council property on-line

Architect: A. Garnett; **Designer:** William John Green **Builder:** Mr Butcher

Original function/use: apartments

Original owner:

Current use: Residential accommodation – tenanted.

Current owner: Okepuha Family Trust

Significance: Aesthetic, architectural, social

Summary: Ranui Flats is Napier's only example of the Streamline Moderne phase of the Art Deco style, which appeared in the late 1930s after the main reconstruction of the city post-earthquake was completed. The building is a landmark at the southern entrance to Napier, an important element in the townscape, built close to the street edge. It has a long history of some 80 years of providing good inner city living, with uninterrupted views of the ocean and Marine Parade; it is a particularly good example of the Moderne style of architecture, and of two storey medium density housing of the 1930s.

History: The Ranui Flats were built for Mr and Mrs William John Green. They were designed by William Green himself, with the plans being drawn by the architect A. Garnett. MTG Hawke's Bay holds photocopies of the original plans; they include floor plans, site plans, chimney details and foundation plans.⁴³⁰ The block of flats was built in 1938 by Mr Butcher, and it has been in residential use, as five flats, ever since.

Notable people: A. Garnett, Mr. and Mrs William John Green.

Theme (e.g., settlement, government, economics): settlement - housing

Hapu/Iwi:

Cultural connections:

Architectural style/description: The Ranui Flats are in a Streamline Moderne style, characterised by the curved bay windows at either end, the long horizontal band of windows of the first floor, and the horizontal decorative stripes worked into the exterior plasterwork.

The building makes an interesting composition, entirely symmetrical, with a circular two-storey high bay window at each end, and the centre dominated by a passageway for people and cars through the middle of the building, with a square bay above; this carries the name of the building and an emblem and extends above the parapet line to make a strong central feature to the composition.

The building is framed in concrete, with timber casement windows; interior timbers are rimu and matai. There are five apartments — four of two-bedrooms, which have been recently refurbished, and one studio apartment.

The large rear courtyard, which is accessed via the driveway through the middle of the building, has garaging and storage.

⁴³⁰ MTG Hawke's Bay

Alterations: Improvements have been carried out with the help and advice of Napier's Art Deco Trust. These include a new zincalume roof, the building replumbed, rewired and repainted, and the yard repaved. Each apartment is on its own title.⁴³¹ An Art Deco Improvement Grant of \$450 was made in 1994.

References:

Art Deco Inventory, no 122.

Property file held by Napier City Council

Original plans held by W.J. Green's son, D.W. Green (photocopies held by MTG Hawke's Bay—not on-line)

<https://www.nz.open2view.com/properties/286765>

Recommendations: Schedule as significant.

⁴³¹ <https://www.nz.open2view.com/properties/286765>

2.34 Marine Parade no. 802: The Spirit of Napier

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site: Historic place

Address: 802 Marine Parade

Legal Description: LOT 3 DP 27728 (CTW43/780)

Construction date: 1971; 2011



Figure 281 The *Spirit of Napier* on the Marine Parade Source: <http://www.ahuriri-rotary.org.nz/spirit/spirit.html>



Figure 282 Extent of the Spirit of Napier. Source: Napier City Council property on-line



Figure 283 Location of Spirit of Napier, yellow rectangle. Source: Napier City Council property on-line

Significance: Aesthetic, architectural, social, cultural,

Summary: The Spirit of Napier has historic and social significance for its association with Dr Gilray a superintendent of Napier Hospital and the controversy surrounding its design. It has cultural significance as the work of Hungarian-born sculptor Frank Szirmay, of Auckland. The aesthetic significance of the monument derives from its landmark quality (when seen from afar), and from its simple geometric form when viewed close-up. It is a notable piece of public sculpture in the city.

History: Ventures into public art for some councils in Hawke's Bay have caused a stir of controversy over the years. When the *Spirit of Napier* statue on Napier's Marine Parade was unveiled on December 22, 1971, Mr W S Sheat of the Queen Elizabeth II Arts Council praised the Napier City Council “for having the courage to enter the field of the arts – a field which was likely to involve the council in controversy”. At that time, according to Sheat, Napier was “one of the leaders in municipal government in the country in providing works of art for the beautification of the city and for the benefit of the city”. The *Spirit of Napier* statue, however, almost did not happen.

Dr Thomas Gilray OBE, a past superintendent of Napier Hospital, had left a bequest to the city of Napier after his death in 1970. The council had decided on September 9, 1970, to use the money to commission a statue of a nude young lady. Many Napier people were not happy with the choice for the bequest and claimed Dr Gilray would not approve. The council listened to the feedback, and decided on October 27, 1970, to delay the commissioning of the statue for six months and revisit their decision in April 1971.

In 1971 the council decided to continue with the project and commissioned Hungarian-born sculptor Frank Szirmay, of Auckland. Apparently, he was given a photo of a young model to form the sculpture. Mayor Peter Tait and Councillor Peggy Higgins visited Auckland to examine the mould before Frank cast the bronze statue. Frank Szirmay explained the upwardly reaching nude lady was symbolising “Napier rising from the ashes of the 1931 earthquake and showing the prosperity which has been won since that catastrophe”.

Szirmay (1916-1986) had sculpted a chess set entitled *The Discovery of New Zealand Chess Set*, in 1970, which had been commissioned for Riki Creative Art Limited. It commemorated the bicentennial of James Cook’s discovery of New Zealand in 1769. Szirmay was asked to portray a peaceful meeting between Māori and Europeans. “This emphasis on New Zealand’s supposedly harmonious race relations was a marked feature of the bicentenary commemorations, which celebrated Cook’s achievements and promoted national progress”.

432

The cost of the statue, pedestal, and pool (the last two designed by David Low of Napier City Council’s Parks and Reserves) was \$28,000 (2018: \$360,000). The Gilray bequest contributed \$8000, Lew Harris \$5000 and the council, through the subdivision reserve account, \$14,000. The reserve on which the *Spirit of Napier* was located would be known as the Gilray Reserve. Napier Mayor Peter Tait said at the unveiling, with “ugliness, distrust in the world” it was good to look upon the things that were beautiful.

In 1973, about one-and-half years after the statue had been placed in the Gilray Reserve, it started to have some discolouration due to the sea air. The council contacted Frank Szirmay,

⁴³² <https://collections.tepapa.govt.nz/object/1609374>

who replied he wanted the bronze to remain as it was, but the council insisted it was painted. The gold paint led to the statue's nickname of the Golden Girl by locals.

In 1974, L E Gibbard, the managing director of the Morris Singer Foundry in England (established in 1848) visited Napier as a guest of the Hawke's Bay Art Gallery and Museum.⁴³³ He told the town clerk of the council, Mr L. P. Ryan, that the joints in the casting were 'opening up', and they needed to be welded. Moreover, he was "surprised and disappointed" to see that what he termed a small piece of sculpture should have been cast in four parts, neither should it ever have been lacquered, but exposed to the weather as Frank Szirmay had wanted.⁴³⁴

It was examined by Mr Ryan and the city engineer using binoculars who decided the joints were not 'opening up' but that the joins on the arms and legs showed through the paint. Frank Szirmay, when approached by the Council, explained that New Zealand foundries could not cast the *Spirit of Napier* in two pieces (*Pania of the Reef* was cast in Italy). He said the cost of sending it overseas was prohibitive but making it in New Zealand had not affected its quality. The Council had chosen to paint it against his advice and the patina that would have formed would have made the joins less obvious. Removing the paint would discolour the bronze so the painting continued as the paint flaked off. At that time, the National Airways Corporation (NAC) had commissioned Frank to create a statue of a godwit for the airport at Napier to commemorate the city's 100th anniversary. Instead of contacting the artist when they read of the criticism around the *Spirit of Napier*, they contacted the Council which upset Szirmay further.

The gardens around the Spirit of Napier in the Gilray Reserve were completed in 1994. Then in 2009 when the Council decided, with the support of the late sculptor's daughter Marte Szirmay, to let the statue go back to its original natural bronze it was discovered it had bronze rot and was not restorable. It took 7 hours to remove the statue as she did not want to leave her pedestal. Local sculptor Russell Evenson replaced the old Golden Girl with a higher quality silicon-bronze statue which was replaced on the pedestal in September 2011.⁴³⁵

Notable people: Frank Szirmay, Dr Gilray, Russell Evenson,

Architectural style/description:

The *Spirit of Napier* was originally cast in four parts, designed by Hungarian-born sculptor Frank Szirmay using a photograph of a model sent to him. The statue represents Napier rising from the ashes after the Napier Earthquake of 1931 and the prosperity in Napier since that event. The statue was originally constructed of low-quality gun-metal bronze but the harsh seaside conditions and the filling of the statue with concrete led to 'bronze rot', which was irremediable. In 2011, a replica was made by local sculptor Russell Evenson, who operated a foundry at Maraekakaho, from better quality silicon bronze to withstand the harsh conditions the way *Pania* and the *Trawlermen* do.

The statue is on a 3.6 metre column overlooking the southern portion of Napier's Marine Parade. Following completion of the sculpture an additional donation of \$5,000 had been received from Sir Lew Harris, which was used to erect the sculpture atop a 3.6-metre column

⁴³³ <http://www.morrissinger.co.uk/>

⁴³⁴ Michael Fowler. "Nude Young Lady's Charms had Napier folk agog" Hawke's Bay Today 12 May 2018. https://www.nzherald.co.nz/hawkes-bay-today/opinion/news/article.cfm?c_id=1503459&objectid=12049536

⁴³⁵ Michael Fowler. "Nude Young Lady's Charms had Napier folk agog" Hawke's Bay Today 12 May 2018. https://www.nzherald.co.nz/hawkes-bay-today/opinion/news/article.cfm?c_id=1503459&objectid=12049536

and construct the fountain at its base.⁴³⁶ The pavement and sheltering wall form a half circle: the column supporting the sculpture is surrounded by a moat and the area in front has two large stone seats facing seawards.⁴³⁷

Alterations: Replica design recast in 2011 from silicon bronze

Theme: culture/ arts

Hapu/Iwi:

Cultural connections:

References:

<http://www.ahuriri-rotary.org.nz/spirit/spirit.html>

Fowler. Michael. 2018. "Nude Young Lady's Charms had Napier folk agog" *Hawke's Bay Today* 12 May in https://www.nzherald.co.nz/hawkes-bay-today/opinion/news/article.cfm?c_id=1503459&objectid=12049536

<http://www.morrissinger.co.uk/>

<https://www.napier.govt.nz/napier/fountains-and-water-features/napiers-water-features/>

<https://collections.tepapa.govt.nz/object/1609374>

⁴³⁶ <https://www.napier.govt.nz/napier/fountains-and-water-features/napiers-water-features/>

⁴³⁷ <http://www.ahuriri-rotary.org.nz/spirit/spirit.html>

2.35 McKeefry Avenue, no. 29: Arrowsmith House

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: 29 McKeefry Avenue, Greenmeadows

Legal Description: LOT 2 DP 15716 (CT H3/61)

Construction date: 1979-1980



Figure 284 Arrowsmith House, the main approach, with carport and the entrance around to the left.
Source: Photographer Chris Cochran, June 2019.



Figure 285 Arrowsmith House, from the garden on the north-east side. Photo, Chris Cochran, June 2019.

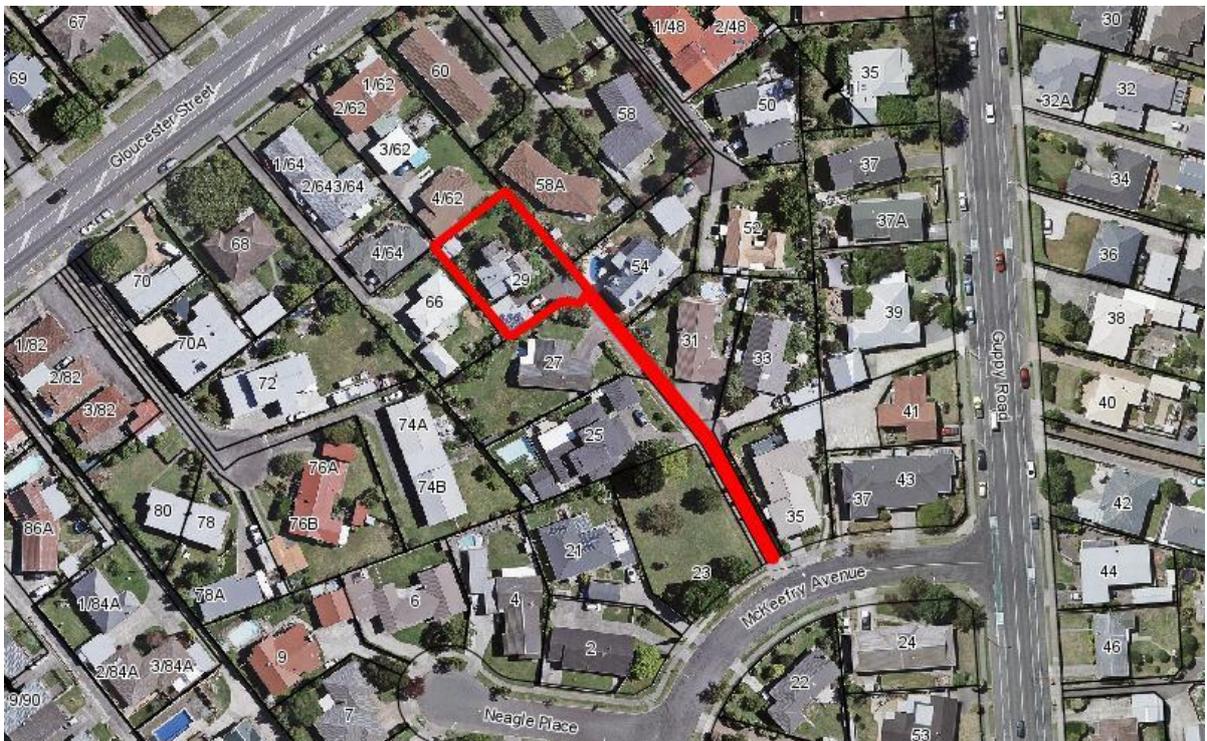


Figure 286 Extent of 29 McKeeffry Avenue, Greenmeadows. Source: Napier City Council property on-line.



Figure 287 Location of 29 McKee Avenue Greenmeadows. Source: <https://www.gis.napier.govt.nz>

Architect: John Scott **Builder:** Trevor Taylor, TJ Construction

Original function/use: House

Original owner: Leslie and Lorraine Arrowsmith

Current use: House

Current owner: Nigel Rothman

Significance: Aesthetic, architectural, social

Summary: John Scott is a nationally significant architect, whose work during the second half of the 20th century was among the most innovative, creative, and inspiring in New Zealand. He is rightly regarded as a leading architect of the modernist movement, his work being highly regarded by those he designed and built for, and by fellow members of the architectural profession. The Arrowsmith House is one of his best houses, much loved by the owners, and today it remains in authentic condition. While most of Scott's projects are in Hawke's Bay, Arrowsmith House is one of only a few buildings remaining in Napier.

History: The John Scott-designed Arrowsmith House in Greenmeadows was commissioned by Lorraine and Les Arrowsmith in 1979. The couple were interested in crafts and knew of an earlier Scott project, the Martin House (1970-1971) at Bridge Pā, which Scott had designed for potters Bruce and Estelle Martin.⁴³⁸ The Arrowsmiths were also drawn to the handcrafted approach John Scott took towards his projects. The house was completed in 1980 and remained the Arrowsmiths' family home until 2018 when it was sold for the first time.

⁴³⁸ Douglas Lloyd-Jenkins in David Straight, *John Scott Works* (Massey University Press, 2019).

Few John Scott buildings were commissioned in Napier and few are known to have survived (for example, buildings at St Patrick’s School in Marewa and the Majestic Ballroom have been demolished) – giving it further heritage value.



Figure 288 Interior of Arrowsmith House, door to the garden on the left, staircase on the right. Photograph by Tony Speakman Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

The sale notice provides some information about the origins of the design and the Arrowsmiths who gave John Scott “free rein”:

Renowned mid-century architect John Scott designed many houses in Hawke's Bay, but it's seldom we find one that has been preserved as well as this gem in Greenmeadows, which has just come onto the market.

It's also rare to find owners just as enthusiastic about their home now as when they built it nearly 40 years ago. But that's exactly how Lorraine and Les Arrowsmith feel about their John Scott house.

The couple say everything ‘works’ exactly as John Scott planned. And it's clear that's because this couple gave the architect free rein – there were no architectural compromises, whatsoever. “We went with everything he wanted,” says Lorraine Arrowsmith. “He wanted a snug lounge, for example, because he said you want to be close to the people you love. “You don't want a big lounge”. And he was absolutely right. And he was right that we should go upstairs to sleep and come downstairs to play as a family.”⁴³⁹

⁴³⁹ <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

The article provides information about the process of building the house with the Arrowsmiths having lots of tales about the late architect, who is hailed as one of the great visionaries of his time and is widely credited as being the first Maori architect.⁴⁴⁰



Figure 289 Photograph of the Arrowsmith family in 1979 sitting on pink bats having a picnic.
Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

“He would often arrive late at night to talk about the house, turning off his engine before rolling up the drive over the river stones. Then he would come in and have five teaspoons of coffee in a mug. Coffee was expensive back then, and he would always have a couple of cups before heading off. But he was a very lovable character and we had so much respect for him.”

The couple say Scott’s daughter Emma visited the house for the first time this week. “She did a karakia; we had a hongī, and then we took her inside the house, and she was literally squealing with delight. She explained a lot about the house that we didn’t realise. The curved base to the stairwell, for example, wasn’t just to enclose the stairs. It also leads you into the building and around the stairs to the room beyond.”

They chose Scott as their architect in 1979 because they loved the idea of a house that would be natural and permanent. They visited as many of his houses as they could, including Bruce and Estelle Martin’s house, at Bridge Pa and were really inspired by his designs. Scott designed the couple a sanctuary which they love. “It’s not flamboyant, but it’s highly functional. And it has a lovely ambience.” The ambience is attributed to the proportions of the spaces, the flow between the rooms that allows glimpses of the other areas, and the raw materials. The house is constructed of the concrete block that typifies most of Scott’s houses, but the walls and ceilings are lined with matai timber.

⁴⁴⁰ <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

“It took the builders 15 minutes to install a single board with all the invisible nailing,” says Arrowsmith. “The entire house took a year to build, and we have nothing but praise for our builder Trevor Taylor of TJ Construction – he and John had a huge respect for each other.” Scott himself carved the concrete mantel above the main fireplace, on a whim. It was not pre-planned, and Lorraine Arrowsmith said she was very apprehensive watching him chip away at it with a little adze tool. “It was getting late and he wanted me to finish it off. But I said to him, “you're not going anywhere till you finish it.”



Figure 290 The concrete mantel above the fireplace in the living room was hand carved by John Scott. Photographer Tony Speakman. Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>



Figure 291 Lorraine Arrowsmith watching John Scott carve the mantel piece:

Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>



Figure 292 Interior view showing timber-lined walls and ceiling. Photographer Tony Speakman Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>



Figure 293 The kitchen features tongue-and-groove timbers with natural finish, set against the white of the concrete block walls. Photographer Tony Speakman Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>



Figure 294 Foot of the stairs and the warm red wall. Other rooms are painted in a colour Scott called Siena. Photographer Tony Speakman. Source: <https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

Notable people: John Scott, Les and Lorraine Arrowsmith

Architectural style/description: The Arrowsmith House has a very private setting, down a long driveway off McKee Avenue in Greenmeadows. It stands in a small but well treed garden. The first view of the house is one of quiet dignity, a place with simple geometric forms and natural materials.

The main structural material is concrete block, left unpainted; contrasting with this material is the rough-sawn timber, stained black, that forms the bay windows projecting from the concrete walls, while the roofs are plain gable forms clad in clay tiles. There are two main gabled roof shapes, but beyond this the simple yet intricate composition defies description. Suffice to say that the parts of the house are very well ordered, the internal arrangements being reflected in the exterior forms, with the whole making a unified and well-balanced composition.

Inside, the same concrete block, left unpainted, is the finishing material in many of the spaces. But standing in contrast to the blockwork, natural timber is the finish to many walls, and to the exposed ceilings, which follow of the slopes of the roofs. The timber imparts a warm glow to the spaces; tiled floors add to the richness of the colours of the timber, and further colour is added by the bright painting of some walls.

Again, the plan layout of the two floors defies description, and can only be understood with drawings, and better still, by experiencing the spaces and the seamless flows between them. Broadly, the ground floor has an entry, kitchen, and inter-connected dining and living spaces, with wide sliding doors to the garden in the north-west corner. The main living room has an open fire; the concrete lintel over the opening has a shallow relief carving which was worked by John Scott himself. A curved staircase leads to the bedrooms and bathroom on the first

floor; here the timbered bay windows that are a prominent feature of the exterior make sunny spaces with views out to the garden. The whole of the roof structure reads easily in these spaces, with beams, rafters and sarking fully exposed, with features made of carefully detailed props and braces.

The house has clearly been much loved, both in its design and execution, and in its 40-year life as a family home. It is one of a series of houses designed by John Scott that are admired for their craftsmanship, thoughtful design, the use of natural materials, and their artistic excellence.

Alterations: Little altered from the original design.

Theme (e.g., settlement, government, commerce): Residential

Hapu/Iwi:

Cultural connections:

References:

Straight, David. 2019. *John Scott Works*. Massey University Press.

<https://www.stuff.co.nz/life-style/homed/houses/101500283/pristine-john-scott-house-for-sale-draws-architecture-aficionados>

Recommendations: To be listed on the District Plan, interior and exterior. (outstanding)

2.36 Milton Terrace, no. 2: Rita Angus's family house

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site: Historic Place

Address: 2 Milton Terrace

Legal Description: PT LOT 2 DP 4940, LOT 12 DP 4940, PT LOT 2 DP 5052, LOT 3 DP 5052 (CT G2/154)

Construction date: 1940-42



Figure 295 2 Milton Terrace from the gate. Source: Chris Cochran May 2019

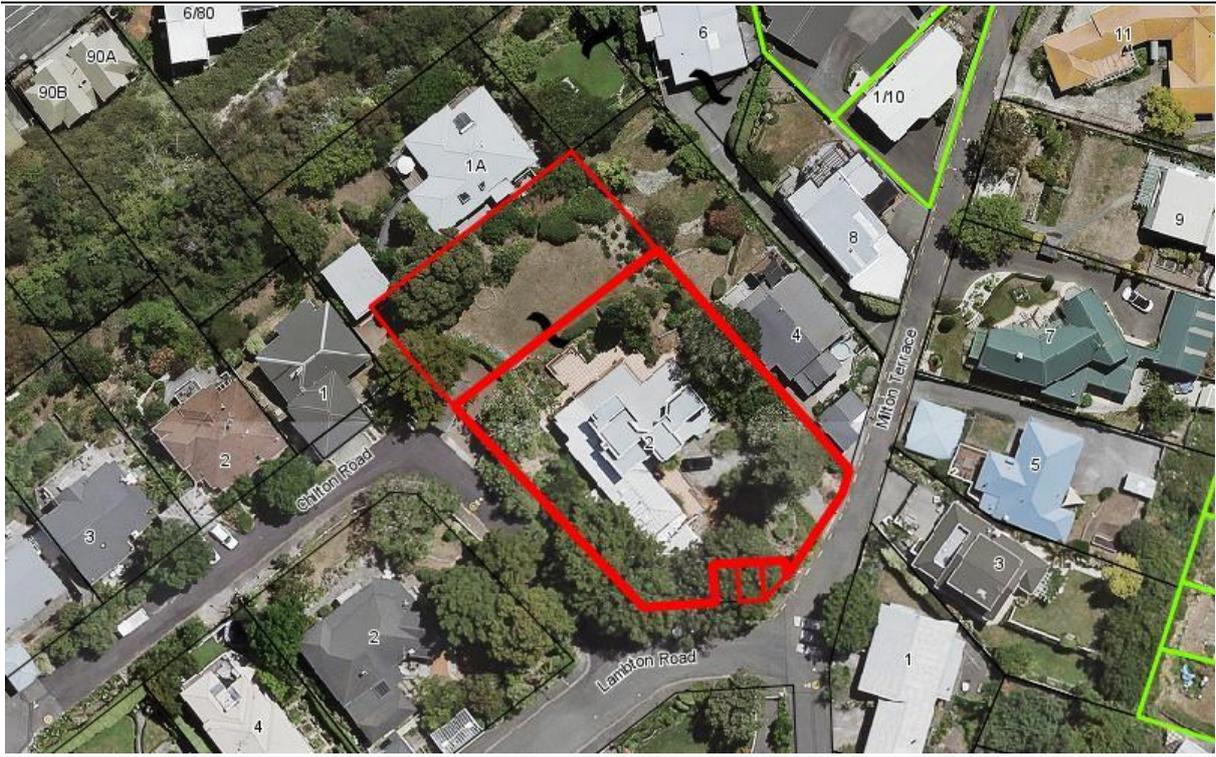


Figure 296 Extent of 2 Milton Terrace. Source: Napier City Council property on-line



Figure 297 Location of 2 Milton Terrace. Source: <https://www.gis.napier.govt.nz>

Architect: Douglas Angus (bottom floor); Paris Magdalinos (top) **Builder:** 1) Bill Angus 2.)

Original function/use: house

Original owner: William Angus

Current use: House

Current owner: Doug and Dallas Knight

Significance: historic, cultural, social

Summary: This house has historic significance for its association with the artist Rita Angus whose father built this house to the design drawn by her architectural brother Douglas. Rita lived here from time to time, notably soon after it was built and later in the 1960s when her parents returned to live in Napier. The house has cultural significance for its associations with this internationally famous artist; at least one of her paintings is from this house. It has some modest architectural value as an early modernist work, also with a significant addition by a locally respected architect, Paris Magdalinos.

History: This property is part of what was originally nos. 2 & 4 Milton Terrace and 1A Chilton Road. The land was not surveyed on Deeds Plan 39, but on another early plan, which is not traceable (according to Robert McGregor). A map of Napier drawn sometime after 1870 shows Suburban Section 46 divided into several lots, including the two that are part of the Milton Tce subdivision on Deeds Plan 39. It is likely that the first person to live on the property was Captain John Chilton Lambton Carter who died in a house on the property in 1872. He was descended from two aristocratic families the Lambtons and the Chilterns. The Lambton family holds the earldom of Durham and their family seat in Lambton Castle near Chester-le-Street in County Durham. In 1750 Dorothy Chilton daughter of Robert Chilton and Anne Lambton eloped with John Carter her brother's footman. They travelled from Durham to London in a post-chaise – it was a scandalous affair. Their descendant was Captain Carter who was born in 1817 in Cornwell, County Donegal, in Ireland, when his father was stationed there as part of the British Army. His father died in 1827 and he was brought up in Guernsey later joining the army too. His regiment was the 44th which was stationed in India and was wiped out at Khyber Pass, while he was on leave. Ill-health forced him to sell his commission and he moved to New Zealand in 1852 with his wife and two surviving children (two had died in India). They settled at Maraetara on the western side of the harbour. Carter's wife Susan (nee Lillicrap) died in 1862 when she was 46 leaving six children from 2 to 15 years old. She is buried in the Old Napier cemetery. In 1864, he married Maria Theresa McKain the daughter of a neighbour at Maraetara who had been helping look after his children. She was about 15 or 16; she had three daughters with Carter.⁴⁴¹

The first Superintendent of Hawke's Bay Province when it was formed in 1858 was T.H. Fitzgerald and Carter was his deputy. When Fitzgerald resigned Carter succeeded him and was Superintendent of Hawke's Bay from April 1861 to December 1862.⁴⁴²

In 1863 John Chilton Lambton Carter was appointed a captain in the Napier Regiment of Militia by His Excellency the Governor. The date of his commission was 2 July 1863. His occupation is described as: Ensign 44th Regiment; Captain 53rd Regiment; Farmer; 2nd Hawke's Bay.⁴⁴³ He died in 1872, aged 55, leaving Maria a 25-year-old widow. At that time, they were living on the property, which included no. 2 Milton Tce and No. 2 Lambton Road, but it is not known which property their house was on; a second house was later built on the property for Lambton Carter, Carter's son by his first marriage. Maria inherited the land at Maraetara and the property fronting Milton Terrace. In 1875 she married Charles Lindsay

⁴⁴¹ Robert McGregor, 2014, Milton Terrace 1865-2014.

⁴⁴² Robert McGregor, 2014, Milton Terrace 1865-2014

⁴⁴³ *Hawke's Bay Herald*, 27 July 1863

Margoliouth and they had another six daughters. Margoliouth was a member of the High Schools' Board of Governors, the Charitable Aid Board, and a member of the Napier Hospital Committee. He was an auctioneer and owned the City Auction Mart. Between 1882-1887 he was a Napier Borough Councillor when the sea wall was being discussed. He objected to it, because it would benefit the owners of properties fronting Beach Road (Marine Parade) who had already acquired two frontages at no cost to them. In 1885 the death of Sarah Ann Tuxford the wife of Albert Tuxford and sister of Mrs Margoliouth was announced. The funeral left Milton Terrace in time to reach the Petane Cemetery by 2.30pm on 7 July.⁴⁴⁴

Mrs Margoliouth's legal advisor was the Honourable Algernon Tollemache who assisted her to buy land (some of which appears to have been bought for her by Tollemache, who was her trustee, under her Marriage Settlement, and gave her £500 to help her buy some land belonging to Sir Thomas Gore Brown). He was a very wealthy financier who assisted many New Zealanders including Donald McLean and Henry Russell. When Tollemache died in 1892, he bequeathed Mrs Margoliouth £15,000, which was an exceptionally large amount of money at the time, but not the largest of his bequests. In 1887 Charles Margoliouth appears to have left the colony, because he was replaced on the various committees and boards, but with no comments or information about what he was doing. He finally reappeared in a notice in the *Daily Telegraph* in 1898, which comments that he had been absent from the colony for eleven years but was visiting Palmerston North with Mrs Margoliouth and family.⁴⁴⁵ Mrs Margoliouth died in 1929 aged 81 and is buried in the Napier Cemetery with Captain Carter.

The house at No. 2 Milton Terrace was sold to William (Bill) Angus whose construction company became one of New Zealand's largest; he built much of central Napier after the 1931 earthquake. The old house was demolished, and a new house designed by Douglas Angus, the Angus's son who was an architect practicing in Hamilton. The house was built between 1940 and 1942 with some rare touches such as copper spouting, which was impossible to get during wartime. The house was inspired by Frank Lloyd Wright. The front of the house facing the sea shows that influence, but the back view that showed to the street was grim with brick walls, a flat roof with an external stair for access to the roof and a solid balustrade. The narrow windows were painted battleship grey. It is likely this is when the section was excavated to create the flat building platform for the house and when the German or Mexican oaks were planted. The garden was landscaped with paths and trellises through the lower garden and rockeries by the street and close to the house. The house was only occupied intermittently after Bill Angus moved his headquarters to Wellington and lived in Waikanae. But he and his wife were living here in 1942 when Rita their daughter stayed while recuperating from miscarrying a child fathered by Douglas Lilburn.⁴⁴⁶

The garden was overgrown throughout most of the late 1940s and 1950s until the Angus's returned in 1960 when Bill retired. Rita Angus painted at least one view from this house, which came up for sale in the 1980s, but was too expensive for the Hawke's Bay Art Gallery and Museum to purchase. She also wrote a letter to Wystan Curnow from this house illustrated with water colour sketches. During the 1960s she regularly visited her parents travelling from Wellington on the Newman's bus. Sketches made on these trips were later

⁴⁴⁴ *Hawke's Bay Herald* cited in McGregor, p. 25.

⁴⁴⁵ McGregor, p. 26

⁴⁴⁶ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript.

used for her Hawke's Bay series of paintings e.g. In Hawke's Bay; Churches, Hawke's Bay; Fog, Hawke's Bay; Taradale, Hawke's Bay, and Sheds, Hawke's Bay.

Bill Angus died in 1968 and when Mrs Angus moved to a rest home the house was bought by the retired magistrate Walter Dougall who married Ruth Holt a widow, but they never lived in the house because a few weeks after the marriage he was taken ill with a heart attack and died on the way to the hospital. The house was bought in 1978/9 by Doug and Dallas Knight who employed Paris Magdalinos to add a second storey to the house, which greatly improved its appearance. The external staircase and balustrades were removed because the flat lower roof was re-roofed with material unsuitable to walk on.⁴⁴⁷

Notable people: Captain Carter; Mrs Margoliouth, Bill Angus, Rita Angus.

Architectural style/description: The house at 2 Milton Tce is an early modernist design, in brick veneer, of 1940 – 42, although it is hard to read today how that house might have appeared in its original form. Today the appearance of the house is dominated by the top floor addition of the 1980s, designed by a well-known Hawkes Bay architect Paris Magdalinos. This is a flat-roofed structure, with a raised central portion, and is notable for its geometric interest – the strong horizontal of the roof set against the vertical emphasis of the 'board and batten' cladding, and the tall narrow windows.

The house is set well back from the road, and below it, so that it is discreet in the townscape, especially since it is surrounded by a well treed garden. A minor landmark nevertheless is the garage door to the property, right on the intersection of Lambton Road with Milton Tce. This is painted in a bright array of geometric colours, reminiscent of a work of Rita Angus's. This neatly acknowledges the prime importance of the place.

Alterations: Top storey added 1980s designed by Paris Magdalinos.

References:

McGregor, Robert, 2014. "Milton Terrace 1865-2014", typescript.

www.paperspast.natlib.govt.nz

Hawke's Bay Herald, 27 July 1863,

Theme: Settlement; Art

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as significant

⁴⁴⁷ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript.

2.37 Milton Terrace, no. 13. Louis Hay's House.

Schedule number:

NCC Heritage Group:

Type of site: archaeological site V21/501, historic place

Address: 13 Milton Terrace

Legal Description: Lot 1 DP 7677 0.0622 ha. CT 142/150 and Lot 2 DP 8691 0.0140 ha

Construction date: About 1870



Figure 298 13 Milton Terrace, side elevation showing the two main gable forms of the roof. The front verandah is around to the left. Source: Chris Cochran, June 2019.



Figure 299 The verandah from Milton Terrace. Source: Chris Cochran June 2019



Figure 300 Louis Hay's house (from Battery Reserve). Source: Elizabeth Pishief, 7 November 2019



Figure 301 Extent of 13 Milton Terrace. Source: Napier City Council property files on-line



Figure 302 Location of 13 Milton Road. Source: Napier City Council property on-line

Architect:

Builder:

Original function/use: Residential

Original owner: Captain Maurice Norman Bower

Current use: Residential

Current owner: Miss Margaret Hay

Significance: aesthetic, historic, social, cultural.

Summary: This house has significant historic value for its association with two important people who in their own ways had a considerable impact on the development and appearance of Napier: Captain Bower as the Town Clerk for almost forty years and Louis Hay for his significant cultural contribution to the architecture and ambience of Napier—both the inner city and Napier Hill. It is in addition an exceptionally good example of a cottage of the early period of the settlement and growth of Napier, displaying many of the features that make these buildings special in New Zealand.

History: This house is the oldest house remaining in Milton Terrace. Milton Terrace is built on the former SS 45 with a small portion, originally no. 2, and now nos 2 & 4 and 1a Chilton Road, that were part of SS 46. Both suburban sections were granted to William Seed (1827-1890) who was listed by Domett as being one of the six Europeans already living at Ahuriri in 1855. Seed also purchased SS 56 and several town sections. He lived on the corner of Battery and Milton Roads. Seed had arrived in Wellington in 1840 with his parents and worked as Private Secretary to Governor Grey between 1851-53. He then then was employed by the Customs Department and came to Ahuriri in 1855 as Sub-Collector of Customs. He returned to Wellington in 1857. Two Deeds Plans show the subdivision of the land; DP 69 is dated 1865 and prepared by A Koch and shows the subdivision of SS 45. Deeds Plan 39 dated 1870 surveyed by J. Rochfort, shows the subdivision of SS 45, 55, and 56.⁴⁴⁸

⁴⁴⁸ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p. 3

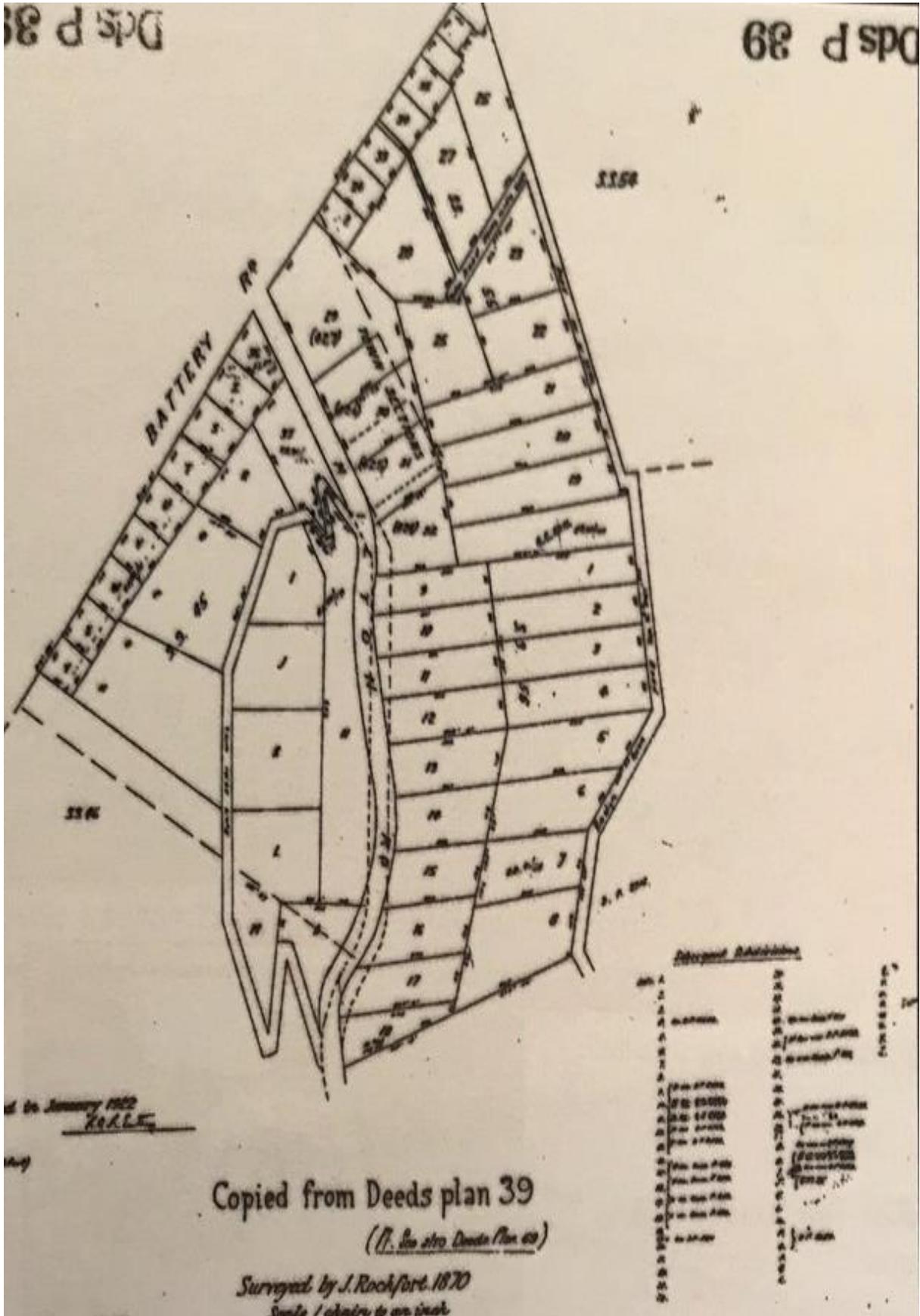


Figure 303 Deeds Plan 39 1870 by Rochfort showing subdivision of SS 45, 55 and 56. Source: Robert McGregor, p. 5.

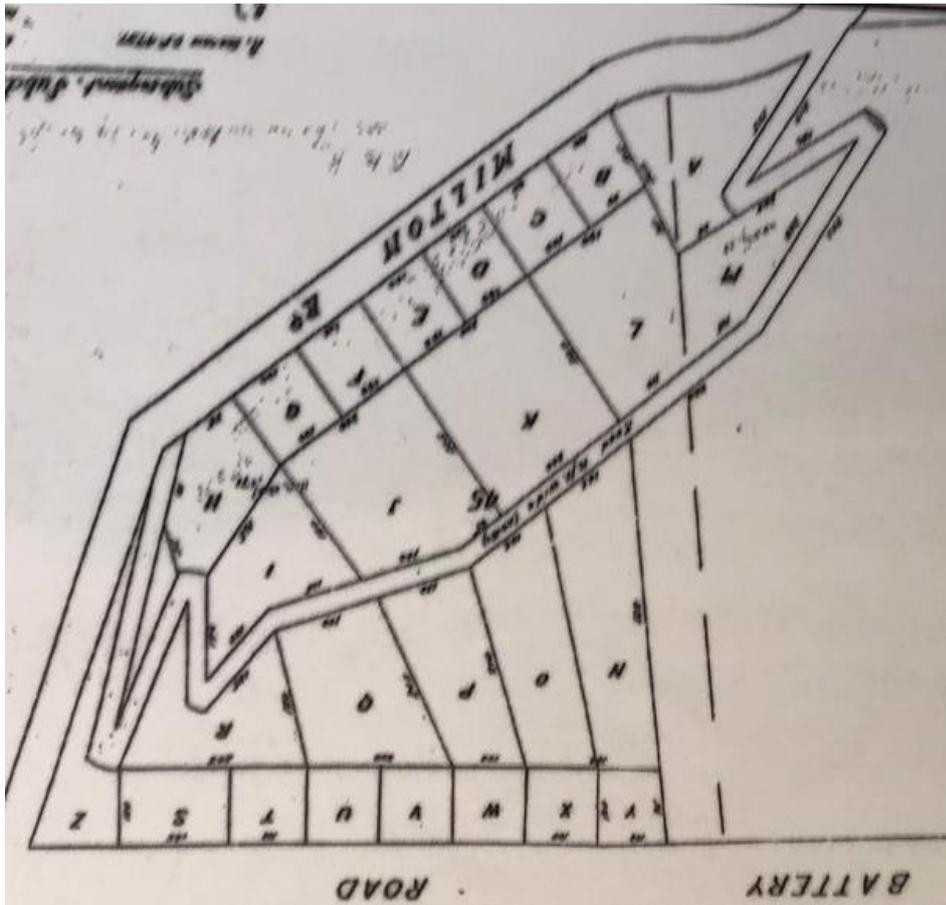


Figure 304 Part of Deeds Plan 69, 1865, by A. Koch, showing subdivision of SS 45. Source: McGregor p. 5.

The house located at no. 13 Milton Terrace was built about 1871 and was first owned by Captain Maurice Norman Bower.



Figure 305 Bust portrait of Captain Maurice Norman Bower, Town Clerk of Napier (1875-1911), possibly taken in the late nineteenth century. Date, unknown. Photographer, F W Mason. <https://collection.mtghawkesbay.com/objects/81142>

In 1898 a breach of promise case between Jessie Robertson and Reginald Bower was heard before Mr Justice Prendergast.⁴⁴⁹ Reginald was the son of Captain Bower. The jury awarded £100 to the plaintiff. The full case can be read in papers past. Captain Bower's portrait and bust are in the collection held in MTG Hawke's Bay museum.

Captain Maurice Norman Bower Town Clerk of Napier was born in Caen, Normandy in 1834, the son of George Edmund Bower of the old Ordnance department at the Tower of London. He was educated at St Paul's School London, then attended the Royal Military Academy, Woolwich as a cadet for two years. He served with the 13th Light Dragoons and the 10th Hussars in the Crimea and came to New Zealand in 1857. He joined the military stores department in Auckland and when the war in the Waikato began in 1863, he received a commission as sub-inspector in the Colonial defence Force. He was promoted to inspector before joining the first Waikato regiment as a Captain and served in Tauranga, Opotiki and the east Coast until it was disbanded. He came to Napier and was employed as district adjutant and quartermaster at Wairoa, Poverty Bay Waikaremoana and Taupo between 1868 and 1873. In March 1874 he was appointed town clerk and treasurer of the borough of Napier.⁴⁵⁰ He remained Town Clerk until 1911.⁴⁵¹ He married Miss Mason in 1857 and had surviving a daughter and two sons.⁴⁵²

According to Miss Hay he bought the Tarawera Hotel when he resigned from his position with the Council. After Captain Bower left Napier his daughter lived in the house and she sold it to James Augustus Louis Hay in 1918 soon after he married his wife Peggy.⁴⁵³



Figure 306 Bust portrait of James Augustus Louis Hay (1881-1948). Photographer, Leighton Studios. Date unknown. <https://collection.mtghawkesbay.com/objects/77142>

Louis Hay planned to build a house on the upper part of the section and during the 1930s had it landscaped with paths steps and the extensive brick walls which still mark the north, south and western boundaries of the large property which now includes nos. 11 and 15. There is a

⁴⁴⁹ Justice James Prendergast was a monitor at St Pauls' school in London when Norman Bower was there.

⁴⁵⁰ Captain Norman Bower in <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d5-d12.html>

⁴⁵¹ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p.14

⁴⁵² Captain Norman Bower in <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d5-d12.html>

⁴⁵³ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p.14

plan of this wall in MTG Hawke's Bay dated 1933 (object no. 5867). The retaining wall for 13 Milton Terrace was built in 1933 – the blue-print plans are attached to the drainage plan in the property folder. The application to build the wall was made in 1932. What appears to be a simple battered (sloping) brick wall is heavily reinforced behind with massive concrete buttresses anchored by railway lines driven into the ground. The design suggests that the section followed the slope of the road down to the level of no. 13 and was filled with soil after the wall was built to create a flat section.⁴⁵⁴ Hay also built the double garage of no. 13 complete with toilet and inspection pit.

Louis Hay was born at Akaroa on 14 January the eldest child of Frances Ann Gilchrist Greig and James Hay, a surveyor. In 1895 the family moved to Napier where Louis attended Napier Boys' High School. The following year he was articled to C.T. Natusch, later moving to the practice of Walter Finch. In about 1904 he worked for the Department of Lands and Survey in Invercargill but returned to Napier in 1906 and set up his practice three years later. He worked briefly in Sydney in 1908 but spent the rest of his life in Napier. In the early years he built up his practice doing domestic architecture for wealthy Hawke's Bay landowners wanting grand villa-style houses. He was strongly influenced by Natusch, but his designs reflected his personal enthusiasm for the Arts and Crafts interiors and fittings that alluded to Scottish and German Art Nouveau. The design for Otatara in 1915 and Waiohika (Gisborne (1920) show the impact of the bungalow and his fascination for Frank Lloyd Wright's work.⁴⁵⁵

He married Margaret Ross McPherson on 27 September 1918 while training at Trentham Military Camp but did not go overseas because he remained a member of the camp orchestra thus avoiding the influenza epidemic that killed many aboard the troopship he was to travel on. His work after the war brought him wide recognition. His most eminent articled pupil from 1918 to 1920 was Basil Ward whose practise Connell, Ward and Lucas was in the forefront of English modernism in the 1930s.⁴⁵⁶

Louis and Peggy had two children Margaret born in 1926 and Roderick born in 1924 who had severe intellectual impairment and deteriorated as he got older, eventually going blind. Mrs Hay lost a leg in the Napier Earthquake when the chimney fell on her. Peggy's sister Nan McPherson lived in a small detached flat on the section. She later moved to Taihape and the flat was tenanted. Mrs Hay died in 1976 and Roddie in 1977. Margaret is still living (2019).⁴⁵⁷

The St Paul's Church, which he had designed with Walter Finch, collapsed during the 1931 Earthquake because it was of unreinforced masonry. Hay was a member of the Napier Reconstruction Committee and helped establish an association of local architects to cope with the volume of work. He designed a significant number of reinforced concrete structures in line with the accepted principles of earthquake resistant construction at that time. His designs

⁴⁵⁴ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p. 15

⁴⁵⁵ Peter Shaw "Hay, James Augustus Louis" in Dictionary of New Zealand Biography first published 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4h20/hay-jame-augustus-louis>

⁴⁵⁶ Peter Shaw, 1998 <https://teara.govt.nz/en/biographies/4h20/hay-jame-augustus-louis>

⁴⁵⁷ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p. 14

are distinguished from contemporary commercial buildings by their exterior stylistic allusions which alluded to the work of American architects Louis Sullivan and Frank Lloyd Wright.⁴⁵⁸

Hay was a dashing figure well-known for his interests in boatbuilding, water skiing, acting and music. The plan of the proposed house is very reminiscent of Wright's Prairie houses of the period 1900-1910, but it was never built, presumably because Hay was busy during the reconstruction period designing other buildings.⁴⁵⁹

In 1948, the year Louis Hay died, the property was surveyed to create a separate title to the lower part of the property now No. 15. In 1953 the top part was also sold (DP 8391) but a separate lot was created for the garage, so it could be retained as part of No. 13 (Lot 2 DP 8691). Margaret Louise Hay continued to live in No. 13 until her death on 3 December 2019. No changes had been made to the house. Until that point⁴⁶⁰

Notable people: Captain M.N. Bower, J.A. Louis Hay, Miss Margaret Hay

Architectural style/notes:

The cottage at 13 Milton Terrace has many features that are typical of the early period of house construction in New Zealand. It has steep-pitched gable roofs (two such, running at right angles to the street with a valley gutter between); six-paned sashes in the double-hung windows, indicative of an early date of construction, and others with two-pane sashes; a verandah at the front with simple balustrading, and a lean-to addition at the rear. It is clad with plain lapped weatherboards, again indicative of an early date, with corrugated steel on the roof. It is a good example of a cottage of the 1860 or 70s, set in a lush garden with a brick wall on the road frontage.

It is tucked away at the end of Milton Terrace and being set back from the street it has a modest townscape presence. While the verandah faces north-east out over the valley, it is the side (north-west) elevation that shows to the street. This view suggests the cottage grew in several stages, as is very typical for buildings of this type and age.

It is worthy of note that such a building was the home for a long time of Louis Hay, one of the progressive and creative architects of the city.

References:

Hawke's Bay Museum Online Collections: <https://collection.mtghawkesbay.com>

McGregor, Robert. 2014. "Milton Terrace 1865-2014", typescript.

Napier City Council Property files online:

<http://www.gis.napier.govt.nz/intramaps80/default.htm?project=NCC&module=Property>

Shaw, Peter, 1998. "Hay, James Augustus Louis" in Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4h20/hay-jame-augustus-louis>

Theme Settlement, architecture

⁴⁵⁸ Peter Shaw, 1998 <https://teara.govt.nz/en/biographies/4h20/hay-jame-augustus-louis>

⁴⁵⁹ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript., p. 14

⁴⁶⁰ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript, p. 14.

Hapu/Iwi:

Cultural connections:

Recommendations: to be listed on the District Plan with the brick wall surrounding the property and the garage.

2.38 Napier Terrace, no. 43: Former Bishop's Court

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place

Address: 43 Napier Terrace

Legal Description: LOT 71 DDP 458, LOT 73 DDP 458 (CT 54/101)

Construction date: prior to 1880



Figure 307 The house viewed from Napier Terrace. Source: Photograph, Chris Cochran, May 2019.



Figure 308 Viewed from Burns Road. Source: Photograph, Chris Cochran, April 2019.



Figure 309 Extent of 43 Napier Terrace, Source: Napier City Council property on-line



Figure 310 Location of 43 Napier Terrace. Source: Napier City Council GIS

Architect:

Builder:

Original function/use:

Original owner: Waiapu Diocese

Current use: residence

Current owner: Roger and Christine Scott

Significance: Aesthetic, architectural, historical, social, spiritual.

Summary: This house has a significant history for its association with the Anglican church which owned the land and the house from 1860 until 1974 and the two men who were Bishops of the Waiapu Diocese and lived with their families in this house. They both became Archbishops of New Zealand, with Paul Reeves making additional contributions to public life as the first Māori Governor General. The house is also associated with Dr Spencer and his remarkable daughter Anna Elizabeth Jerome Spencer (Bessie) both of whom made major contributions to Napier and New Zealand. The aesthetic and architectural values of the house are high, since it is a particularly good example of domestic architecture of the 1880s.

History: The land on which 43 Napier Terrace is located is part of Suburban Section (SS) 53. This was one of the suburban sections granted to the Reverend Augustus Selwyn, Bishop of New Zealand on 13 April 1860.⁴⁶¹ (The others were SS 49-52.)

⁴⁶¹ Peter Bloomer, Hawke's Bay Crown Grants folder.



Figure 311 Part of Plan of Town of Napier compiled by James Rochfort, C.E. (no date c. 1876-80) Source: MTG Hawke's Bay Plan of Town of Napier object Nos. 83371, 7813.

By the late 1870s these five suburban sections had been subdivided into 25 lots. 43 Napier Terrace was Lot 1 and Selwyn Road was marked out extending through SS53 and SS49 to provide access to the sections on the north side of the subdivision. Some of the sections are marked as Church Trust but Lot 1 is not showing this annotation (figure 311). Bowman's slightly later map which shows the house on 43 Napier Terrace also shows some, but not all, the sections as 'CT' or Church Trust (figure 312).



Figure 312 Part of Bowman Map 13 c. early 1880s showing 43 Napier Terrace on corner with Burns Road. Source: MTG Hawke's Bay. Bowman 13.

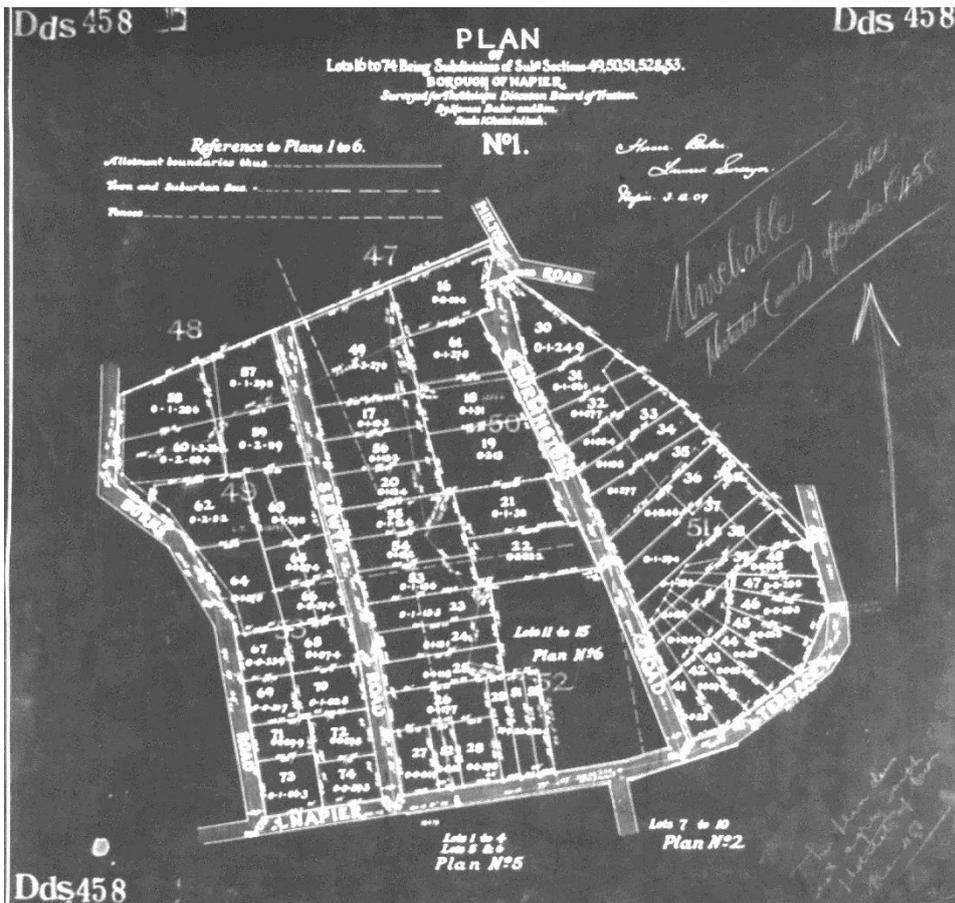


Figure 313 Deeds Plan 458 surveyed by Horace Baker in 1909. Source: Microfiche in Napier Public Library.

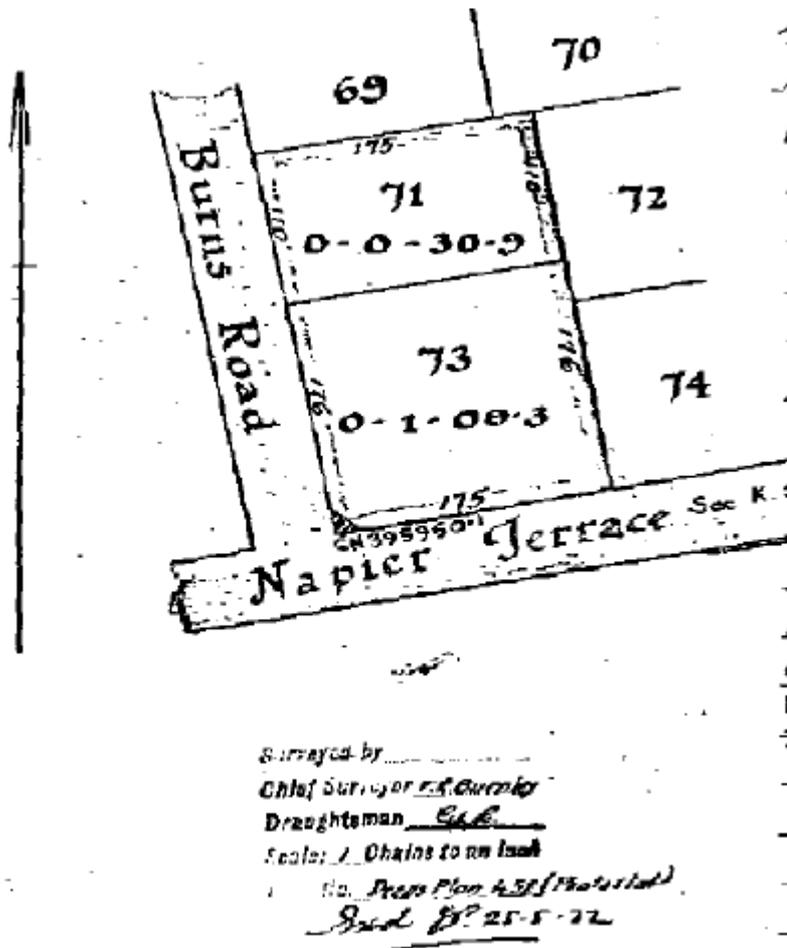


Figure 314 Plan of land included in 43 Napier Terrace extent. Source: CT HB 54/101

By the 1890s Dr Spencer and his family were living in at 43 Napier Terrace. Dr Spencer had arrived in Napier with the 18th Royal Irish regiment as the surgeon in 1864. He took several photographs of the barracks on Napier hill which provide some of the only visual records of those barracks. He apparently owned in a house on Lincoln Road (figure 315) during the 1860s and 1870s before moving to Tennyson Street.



Figure 315 View of a home owned by Dr William Isaac Spencer on Lincoln Road, Napier, thought to have been taken in the 1860s or 1870s. gifted by Mrs F Hutchinson. MTG HB refs m56/47, 5111, 78871

By the mid-1870s he had the freehold of land in Tennyson Street where he lived (figure 316).⁴⁶²

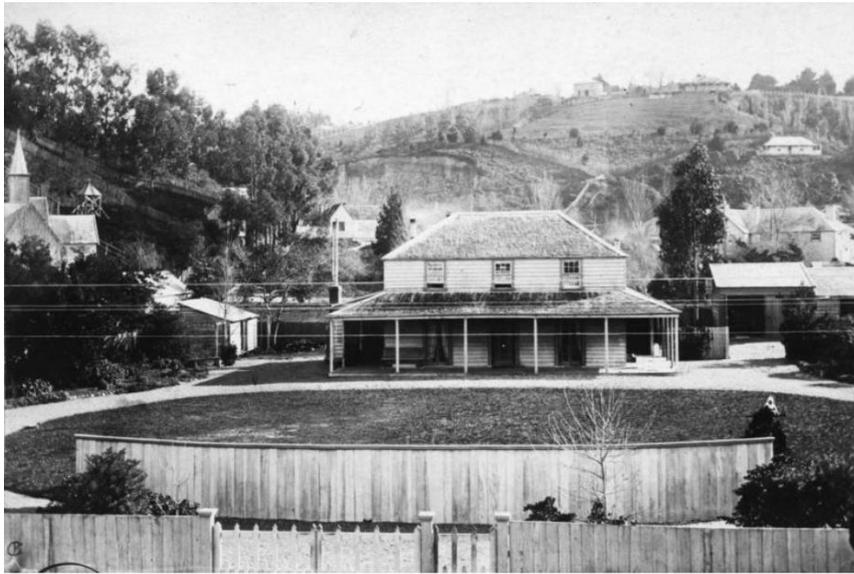


Figure 316 View of the home of Dr William Isaac Spencer and his wife Anna, taken from Tennyson Street looking towards Napier Hill in 1876. A small child sits on the lawn in front of the house. On the extreme left of the image can be seen St John's Church Photographer Charles D Kennedy September 1876. Sources: MTG Hawke's Bay object nos. 115 b, 75727

Later the family moved to Marine Parade where they lived in a house called Tiromoana. This house was on the site where Dr Moore's Hospital was later built. Dr Moore's hospital was severely damaged in the 1931 Earthquake and replaced by the Napier Working Men's Club.



Figure 317 Mounted photograph of Tiromoana (View of the Sea), home of Dr William Isaac Spencer and family, on Marine Parade, Napier. The location of the house would later become the site of Dr Moore's Hospital. 1880s gifted by Anna Elizabeth Jerome Spencer. Source: MTGB Hawke's Bay object nos. 66, 95640

⁴⁶² Ancestry.com.au New Zealand Electoral Rolls 1880-1.

Dr Spencer was living in Napier Terrace in 1894.⁴⁶³

Dr Spencer was one of the founders of the Hawke's Bay Philosophical Institute which was established in 1874. The founders were important men in the community: Members of the Provincial Council, businessmen, landowners, medical men, and the Anglican Bishop. They lived in Napier or reasonably nearby — Hastings, Clive, Havelock (North). Williams, Spencer and Gibbes had medical training; Sturm was a nurse man; and Colenso was a botanist.⁴⁶⁴ Dr Spencer arranged exhibitions of slides under his microscope.⁴⁶⁵ In 1891 he donated an 'opossum' to the Institute which had been found dead in his stable. When he delivered his inaugural address as President in 1889, he said he intended to form a section for the study of Geology, also a microscopical (sic) section, and if possible, a botanical one.⁴⁶⁶

He died in his house on Napier Terrace a highly esteemed resident of Napier, on 22 June 1897, aged 65 years. He settled down in Napier when his regiment returned to England and was a "most useful and respected citizen". On the 14th June 1882, he was elected Mayor, an office he held until the 25 November 1885, when he resigned. During, that period he did valuable service to the town, with his prompt actions on one occasion probably preventing a smallpox epidemic in Napier. He was also a member of the Licensing Committee for a considerable number of years. There were many people at his funeral including the Mayor and Council and a number of veterans of the New Zealand wars.⁴⁶⁷ His daughter Bessie Spencer who also lived in this house, was a significant New Zealand woman—principal of Napier Girls' High School, later the first woman on the High School Board of Trustees and established the Country Women's Institute movement in New Zealand.⁴⁶⁸ She also founded the Napier Lodge in the late 1890s (while living in 43 Napier Terrace) with her sister Emily and friend Amy Large. This organisation became the Hawke's Bay Branch of the Theosophical Society in July 2011.⁴⁶⁹

Bishop's Court Norman Alfred Lesser (16 March 1902 – 12 February 1985) was an Anglican bishop and Archbishop of New Zealand from 1961 to 1971. He was the Bishop of Waiapu from 1947 to 1971. He was educated at the Liverpool Collegiate Institution and Fitzwilliam College, Cambridge. He began his ecclesiastical career with several curacies around Liverpool including one at Liverpool Cathedral. In 1931 he became Vicar of St John, Barrow-in-Furness. From 1931 to 1939 he was Rector and Sub-Dean of Nairobi Cathedral and from then until his elevation to the Waiapu See its Provost.⁴⁷⁰

The Right Reverend and The Honourable Sir Paul Alfred Reeves ONZ, GCMG, GCVO, QSO, K St J. lived in the house in Napier Terrace from 1971 until he removed to Auckland as

⁴⁶³ www.ancestry.com.au Wise's Post Office Directory 1894-5

⁴⁶⁴ Pishief, Elizabeth, 1990. "A Provincial Expression of International Ideas: The Development of the Hawke's Bay Art Gallery and Museum, 1859-1940", Unpublished paper for Diploma of Museum Studies, Massey University, p. 12

⁴⁶⁵ Hawke's Bay Philosophical Institute Minute Book 1, 8 September 1884 (held MTG Hawke's Bay)

⁴⁶⁶ Henry Hill bought the microscope for the Philosophical Institute after Dr Spencer's death with £25 from the Colenso Bequest.

⁴⁶⁷ *Daily Telegraph*, 23 June 1897.

⁴⁶⁸ Susan Upton. "Spencer, Anna Elizabeth Jerome", *Dictionary of New Zealand Biography*, first published in 1998. *Te Ara - the Encyclopedia of New Zealand*, <https://teara.govt.nz/en/biographies/4s38/spencer-anna-elizabeth-jerome>

⁴⁶⁹ <https://theosophy.nz/centres/hawkes-bay>

⁴⁷⁰ https://en.wikipedia.org/wiki/Norman_Lesser

Bishop there. Paul Reeves was born in 1932 in working-class Newtown, where his father D'Arcy worked for the tramways. Mortgage payments on his parents' small house left little money to spare, but that did not prevent their son from excelling at Wellington College and at Victoria College (now University), where he earned a MA before going to St John's Theological College in Auckland to train for the Anglican priesthood. 1959 was a momentous year for Paul Reeves. He married Beverley Watkins, whom he had met at Victoria, resigned his Tokoroa curacy and travelled to Britain on an Oxford scholarship. In 1964 after working in British parishes, the family returned to New Zealand where Paul became vicar of Ōkato. There, in this small Taranaki community, he rediscovered his Māori heritage (his mother, Hilda, whose Māori name was Pihemana, was Te Āti Awa from Taranaki), his whānau, and New Zealand history. In 1971 he capped his rapid rise in the church by becoming Bishop of Waiapu, a diocese he rejuvenated while boosting Māori participation in church governance. In 1979 he became Bishop of Auckland, then Primate and Archbishop of New Zealand the following year.

Five years later, Reeves returned to Newtown as Governor-General. It had been a difficult decision for the couple, since it meant relinquishing careers they loved, but on 20 November 1985 Sir Paul became New Zealand's first Māori Governor-General. They brought a new atmosphere to Government House. 'I've tried to hitch the house onto the life of the community', Sir Paul said in 1990, 'so that it flows in and out', remembering a successful public open day and nights when 100 Māori camped in the ballroom.

The 1980s were turbulent. In his church days, Sir Paul had supported progressive causes but now he had to deal with Labour's market-driven reforms and ministers' views on Waitangi Day. He modelled his governorship on the role of a bishop: 'a bishop travels, a bishop stands alongside people and searches for a common ground'. He paid special attention to hard-hit rural and small-town New Zealand.

Although most of his predecessors had reduced their public role after leaving Government House, Sir Paul launched himself into another two decades of service at the very highest levels, starting with three years as Anglican Observer at the United Nations. Later, on behalf of the United Nations or the Commonwealth, he observed elections in Ghana and South Africa, helped write constitutions for Guyana and Fiji, and chaired the Nelson Mandela Trust. He earned wide respect throughout the Pacific.⁴⁷¹

At home, Sir Paul continued his work for Māori, race relations and Treaty settlements. Amongst other things, he became Ahorangi of Te Rau Kahikatea, St John's Māori theological college, chaired the Queen Elizabeth II National Trust and the Bioethics Council and helped to select judges for the new Supreme Court. He continued his lifelong commitment to education through visiting professorships and becoming chancellor of the Auckland University of Technology. In 2007 New Zealand awarded him its highest honour, membership of the Order of New Zealand. Sir Paul died in Auckland on 14 August 2011 after a short battle with cancer. He was survived by his wife, Beverley, Lady Reeves, and three daughters.⁴⁷²

⁴⁷¹ Gavin McLean, 'Paul Reeves', URL: <https://nzhistory.govt.nz/people/paul-reeves>, (Ministry for Culture and Heritage), updated 21-Aug-2014.

⁴⁷² Gavin McLean, 'Paul Reeves', URL: <https://nzhistory.govt.nz/people/paul-reeves>, (Ministry for Culture and Heritage), updated 21-Aug-2014.

Notable people: Bishop Norman Lesser Bishop Paul Reeves, Dr Spencer, Anna Elizabeth Jerome Spencer

Architectural style/description: The former Bishop's Court is a very substantial house, dating from the 1880s, that has matured and grown over time. Its main form is two-storeyed, with steeply pitched gabled roofs facing in all four directions; they are emphasised with prominent finials. The roof is now clad in a slate-like material (not original). The main cladding is wide rusticated weatherboards, with additions sheathed in different profile boards. The windows are double-hung, with several three-faceted bay windows on the main entrance side to Napier Tce, and there are several others (on the north elevation) with hood moulds; again, additions have a different style, of casement windows. It is an amazingly complex composition of shapes and forms, adding up to a wonderful example of domestic architecture of the late 19th century.

There is one documented addition, which is for a 'meeting room to be built on the north side of the house. This was to the design of F(?) Malcolm, architect, and the building permit was issued on 7 June 1949. (There was another consent for 'repairs', issued on 13 October 1937.)

The site is a prominent corner one, although the house is set well back from both roads, and it has matured trees and garden, ensuring a degree of privacy. There is a sweeping drive with two entrances on Napier Terrace, with a double garage attached to the house, while around in Burns Road there is a driveway to another garage tucked underneath the house, as the ground here falls away to the north. There is also a verandah facing the lush north-side garden.

Alterations:

The house has been extended and altered considerably from its original footprint.

Changes were made in 1937, 1949, 1960, 1981 and 1982.

References:

www.ancestry.com.au Wise's Post Office Directory 1894-5

Daily Telegraph, 23 June 1897.

Hawke's Bay Philosophical Institute Minute Book, 8 September 1884. (Held by MTG Hawke's Bay)

McLean, Gavin. 'Paul Reeves', URL: <https://nzhistory.govt.nz/people/paul-reeves> (Ministry for Culture and Heritage), updated 21-Aug-2014.

Napier City Council Property File.

Pishief, Elizabeth, 1990. "A Provincial Expression of International Ideas: The Development of the Hawke's Bay Art Gallery and Museum, 1859-1940", Unpublished paper for Diploma of Museum Studies, Massey University.

Upton, Susan. "Spencer, Anna Elizabeth Jerome", *Dictionary of New Zealand Biography*, first published in 1998. *Te Ara - the Encyclopedia of New Zealand*, <https://teara.govt.nz/en/biographies/4s38/spencer-anna-elizabeth-jerome>

<https://theosophy.nz/centres/hawkes-bay>

https://en.wikipedia.org/wiki/Norman_Lesser

Theme settlement, religion, government

Hapu/Iwi:

Cultural connections: Anglicanism, ecclesiastical

Recommendations: Schedule as significant

2.39 Sealy Road, no. 20a: Mornington

Schedule number: NCC Heritage Group:
Heritage New Zealand List number and category (if applicable): N/A
Type of site: historic place
Address: 20a Sealy Road
Legal Description: LOT 2 DP 3165 (CT 673477)
Construction date: 1919-21



Figure 318 20a Sealey Road, from below. Source: Photographer, Chris Cochran, May 2019



Figure 319 Extent of 20a Sealy Road. Source: Napier City Council property-on-line



Figure 320 Location of Mornington, 20a Sealy Road, via <https://www.gis.napier.govt.nz>

Architect: James Augustus Louis Hay

Builder: John Hill

Original function/use: House

Original owner: John Walker Findlay

Current use: private residence

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: Mornington has some historic significance as the home of a well-known Napier family with connections in the farming community throughout Hawke's Bay through Findlay's involvement with the Rabbit Board. The incredibly significant value of the house lies in its architectural excellence, as a fine example of the work of Louis Hay, an architect of regional and national importance, and of the Californian Bungalow style. It is an especially important exemplar of the style, a beautifully designed and well-crafted building, with high aesthetic values.

History: Mornington is a well-known Louis Hay home built near the junction of Sealy, Fitzroy, Shakespeare, and Clyde Roads. It was commissioned by John Walker Findlay (1865-1934), a prominent Hawke's Bay accountant. He grew up in the Dunedin suburb of Mornington which is why the house has this name. He moved to Hawke's Bay around 1904 after working for a time in Dunedin in secretarial and accounting roles. Findlay married Effie Colebrook in 1909 at St Luke's Church in Waerenga-a-Hika.⁴⁷³ They had four children (Nancy, Marjorie, Robert, and David), and by 1919 were living in Fitzroy Road.⁴⁷⁴ Mornington was therefore required to be a substantial family home, and once built the Findlays stayed there, at least until Effie and John died six months apart from each other in 1934. John Findlay's obituary provides more information about him:

The passing away of Mr John Walker Findlay, which took place at the Napier Hospital on Saturday after a long and painful illness, borne with great courage, removed one who was well known and esteemed throughout Hawke's Bay. The late Mr. John W. Findley was the third son of the late Mr. Robert Findlay, builder, Dunedin, and prior to going to Hawke's Bay 30 years ago, had filled the positions of accountant and secretary to several companies in that city. On reaching Napier he set up as accountant and auditor. Later he was appointed secretary to the Hawke's Bay Board of Rabbit Trustees, a position which he held for a great number of years.⁴⁷⁵

He was returning officer for the elections on the Rabbit Board. In 1918 he confirmed Thomas Clarke, Thomas Crosse, John Holden, Frederick Patullo and Walter Shrimpton as the trustees of the Rabbit Board.⁴⁷⁶ These men were all members of well-known Hawke's Bay farming families and the relationship with them would have been of assistance to Findlay's business.

Findlay was widely known throughout the district, his sterling qualities gaining him the esteem of a wide circle of friends. Mr. Findlay was predeceased by his wife six months earlier. He left two young daughters, Nancy, and Marjory, and two sons, Robert, and David.

⁴⁷³ 'Marriage', *Poverty Bay Herald*, 1909, <https://paperspast.natlib.govt.nz/newspapers/PBH19090621.2.16>.

⁴⁷⁴ See 1919 Electoral Roll in which J. W. Findlay is listed as an accountant in Fitzroy Road.

⁴⁷⁵ *Poverty Bay Herald*, 7 August 1934.

⁴⁷⁶ *Hastings Standard* 23 October 1918

He was survived by three brothers, William (of Gisborne), Walter and Alfred (of Napier), and three sisters, Jessie, Kate, and Bella (all of Dunedin).⁴⁷⁷

There is a building permit granted to J.W. Findlay (Sealy / Harvey roads) on 1 October 1919. The building was to be a concrete dwelling with a tile roof worth £1500.⁴⁷⁸ It was completed by 1921. The Louis Hay plans for Mornington are in MTG Hawke's Bay archives.

No longer owned by the Findlay family, Mornington nonetheless remains known under its original name. In recent decades it has served as bed and breakfast accommodation but has since reverted solely to a private residence.

Notable people: John Walker Findlay, J.A. Louis Hay

Architectural style/description: Californian Bungalow

Mornington is a major domestic work of Louis Hay, generally in the style of the Californian bungalow that was starting its rise to popularity after the First World War. It was architects such as Hay who led the way. Here, the house displays several of the now well recognised characteristics of the style, but which were very innovative for the time, 1919-21: exposed structure—in this case the protruding rafter ends and extended purlins holding up the deep overhanging eaves of the gable ends; the natural materials—of stone and clay tiles, and timber shingles in the gable ends; and the casement windows, with fanlights above, newly coming into fashion at the time. There is influence of the Arts and Crafts movement too, in the use of natural materials.

The main form of the roof is a gable running north/south, with two prominent gables coming forward to the front (east) elevation. The great stone structure at the front of the house, supporting the stairs and entrance porch, has two tall pillars continuing above the main floor level to support an open pergola structure; it is a fitting formal entrance, up from Sealy Road, to a substantial and well-crafted house. Stone appears again in the tapered chimneys. The house is on a steep site, well above the road, with expansive views out to the east and the city. A lush garden provides a lovely setting for the place, accessible too from Harvey Road to a side lawn alongside the south side of the house. The original architectural drawings for the house show that it retains a high level of authenticity.

Note: Interior not inspected but may be worthy of listing.

Alterations: None presently known.

References:

1919 New Zealand Electoral Roll

‘Marriage’. *Poverty Bay Herald*, 1909.

<https://paperspast.natlib.govt.nz/newspapers/PBH19090621.2.16>.

‘Obituary: Mr J. W. Findlay’. *Poverty Bay Herald*, 7 August 1934.

<https://paperspast.natlib.govt.nz/newspapers/PBH19340807.2.88>.

Theme: Settlement

⁴⁷⁷ *Poverty Bay Herald*, 7 August 1934.

⁴⁷⁸ Peter Bloomer Index of Building permits, p. 8

Sociocultural connections: Thomas Crosse, John Holden

Recommendations: To be listed on District Plan. Interior to be inspected.

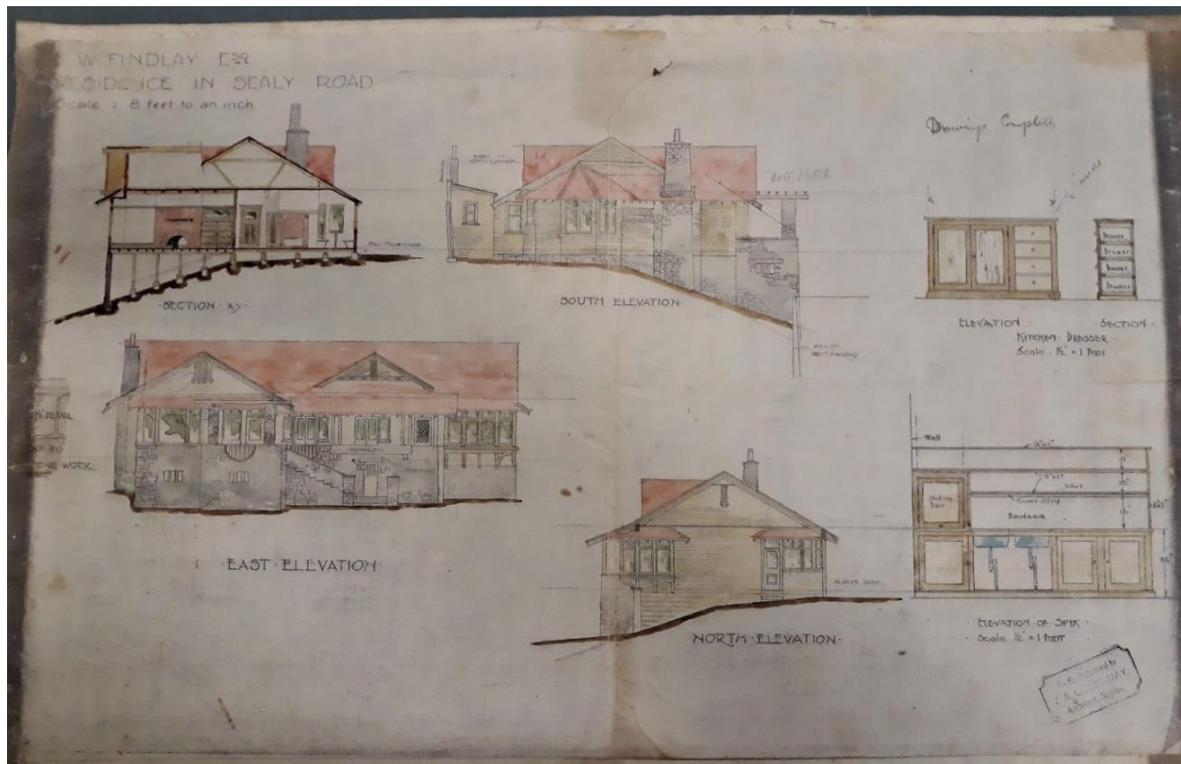


Figure 321 Louis Hay's plans for Mornington (completed in 1921). From Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, refs. m2002/20/33, 5824, 20894, via <https://collection.mtghawkesbay.com/objects/20894>

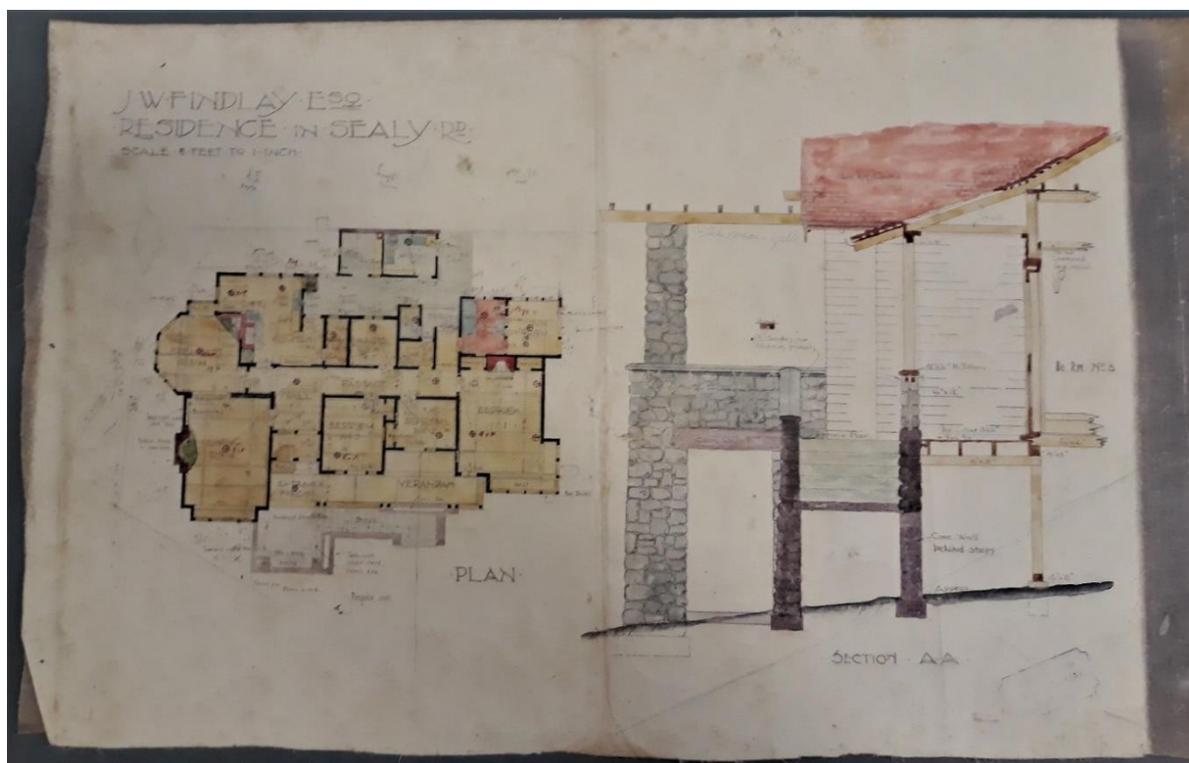


Figure 322 Louis Hay's plans for Mornington (completed in 1921). Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, refs. m2002/20/33, 5824, 20894

2.40 Sealy Road, no. 23: Croyden (Blythe House)

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place

Address: 23 Sealy Road

Legal Description: PT LOT 2 DDP 876 (CT 54/181)

Construction date: Date of original house unknown, but a tender for additions and alterations occurred in February 1881 – so it was prior to this date.



Figure 323 Blythe House 23 Sealy Road, Napier. Source: Chris Cochran



Figure 324 View of house from Sealy Road. Source: Chris Cochran, May 2019



Figure 325 Blythe House and land PT LOT 2 DDP 876, CT 54/181. Source: Napier City Council property on-line

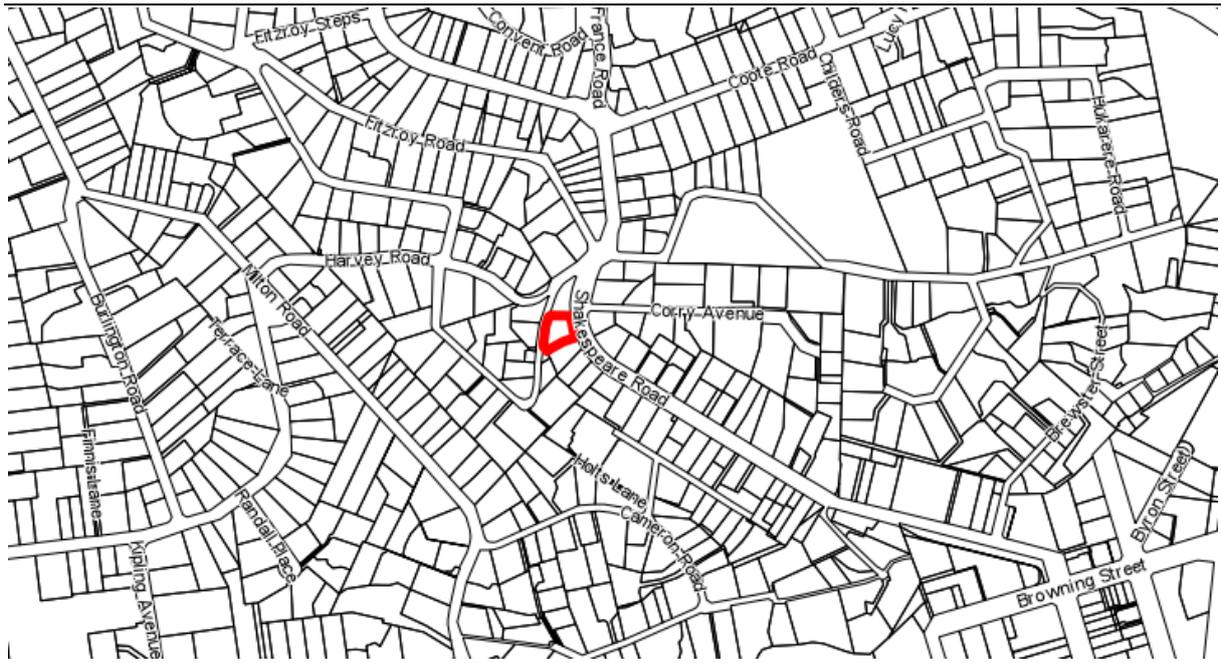


Figure 326 Location of the Blythe House, 23 Sealy Road, via <https://www.gis.napier.govt.nz>

Architect: Unknown. Robert Lamb was the architect for additions and alterations, in 1881.

Builder: Unknown. Robert Holt was the builder for additions and alterations to the property in 1881.

Original function/use: Residential

Original owner: First known owner: William Robert Blythe

Current use: Residential

Current owner: Christine Anna Breen & Denis Anthony Breen

Significance: historic, social, architectural

Summary: Croyden, or Blythe House, has historic significance for being the home of a notable Napier businessman who contributed to many of the public works in Napier particularly the beautification of Clive Square in the 1880s. A fountain was erected there in his memory by grateful citizens. It has social significance for its connection with Blythe as the founder of an important drapery store which became a department store and continued successfully into the 1960s when it was bought out by a national company. Architecturally, the building is especially notable for the front elevation to Shakespeare Road, which is dominated by two elaborately decorated gable ends, sheltering a verandah, and together making a verandah.

History: It is not known when the original house was built, or who the original owner of the property was. William Robert Blythe, founder of Blythe and Co. and his family were the owners of the villa in 1881 and had considerable additions and alterations made to the property.

William Robert Blythe was born on 6 August 1841 in the Gatehouse of Fleet, Kirkcudbrightshire, Scotland. He learned the drapery trade in Wigan, Lancashire, England and later became a partner in a chemical manufacturing business at St. Helens. In 1870 Blythe came to New Zealand and settled in Napier. He was employed by Messrs Newton and Company for nearly a year before he established Blythe and Company Drapers and Clothiers in Emerson Street, Napier in 1872 (*Cyclopedia of New Zealand*). On 20 May 1874 he married Fanny Maria Robinson at Glenorchy, and they had 6 children: Isabella (Bie) May Blythe (1875-1899); Adair Douglas Blythe (1877-1924); Mary MacLean (Molly) Blythe (1879 – 1897); Catherine Douglas Blythe (1881 – 1898); Girthon Blythe (1882 – 1950) and Archibald Lewis Blythe (1884 – 1966).

William Robert Blythe took an active part in public life and was known for his kindly and benevolent disposition. He was a successful businessman, Commanding Officer of the Hawke's Bay Military District, and a liberal contributor to every movement with a charitable purpose. He was the founder of the Clive Square Improvement society established in 1884, and for 20 years was a tireless advocate and financial contributor to the development of this downtown garden. Following his death in 1903, the Blythe Memorial Fountain was created in 1904 in Clive Square in his honour.

Blythe house was the residence of the Bowler family from the 1920s – 1960s.

Notable people: William Robert Blythe (1841-1903)

Architectural style/description: This is a handsome late 19th century house, its front façade to Shakespeare Road being dominated by two spectacular gables which are richly decorated with timber fretwork, almost lace-like in its thin tracery. The gables are supported on thin timber posts, two at each corner, and they shelter a verandah at first floor level. The verandah wraps around as a deck on the north side of the house. The rear elevation of the house is quite plain in comparison, with the front gables running through to the rear; it is weather boarded and has double-hung windows. The roofing material is galvanised corrugated steel. Although the date of construction is not known, features of the house support a date of the late 1870s that is suggested by the alterations of 1881.

Despite the size of this house, and its prominent location between two roads (Shakespeare Road runs in front of the house, and Sealy Road runs behind it), it nevertheless has modest townscape value, being well above one road and below the other. It has a lush garden on the side of Shakespeare Road, and a massive concrete retaining wall with a path up to the house.

Alterations:

Additions and alterations were tendered for by Robert Lamb on 3/3/1881

A building permit was issued for J.F. Bowler Esq. of Shakespeare Road to construct a reinforced concrete retaining wall upon the existing solid bank which had been standing for some 30 years (NCC Property file).

References:

Ancestry website: <https://www.ancestry.com.au/family-tree/person/tree/34149868/person/18603005731/facts>

Astwood, Karen 2010. "Blythe Memorial Fountain, NAPIER Register No.1110 Proposal Report" prepared for Heritage New Zealand Pouhere Taonga.

Cyclopedia Company, *Cyclopedia of New Zealand*:

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d23-d14.html>

Papers Past <https://paperspast.natlib.govt.nz>

- 'Obituary: Mr W.R. Blythe'. *Hawke's Bay Herald*. 8 December 1903. National Library of New Zealand.
<https://paperspast.natlib.govt.nz/newspapers/HBH19031208.2.24>.
- Tender for Additions and Alterations to Blythe Villa 1881
<https://paperspast.natlib.govt.nz/newspapers/DTN18810301.2.20.1?query=Blythe's%20%20villa&snippet=true&title=BA,DTN,HAST,HBH,HBT,HBWT>

Theme Settlement, commerce

Hapu / Iwi:

Cultural connections:

Recommendations: Schedule as significant

2.41 Swan Street, no. 7 Worker's Cottage

Schedule number:

NCC Heritage Group:

Type of site (archaeological site/historic place/historic area): archaeological site, historic place

Address: 7 Swan Street, Napier South

Legal Description: LOT 2 DP 139 (CT 45/269)

Construction date: Unknown – likely between 1840 and 1860. Most likely moved to the current location at 7 Swan Street in the late 1880s or early 1890s.

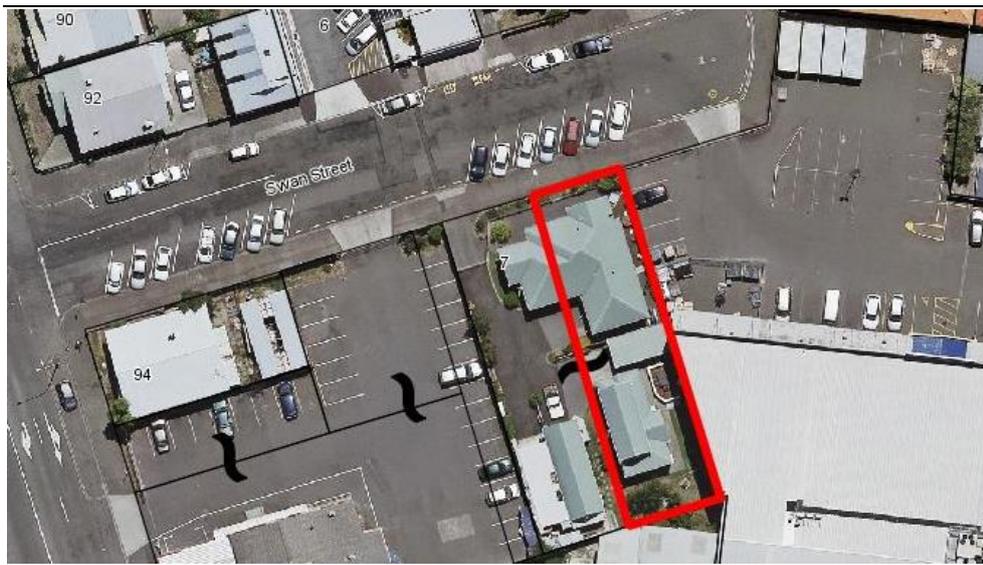


Figure 327 Aerial photograph showing the location of the worker's cottage at 7 Swan Street. Note that there are multiple structures on the property; the smaller two storey house set behind the larger house is the worker's cottage. Source: <https://www.gis.napier.govt.nz>

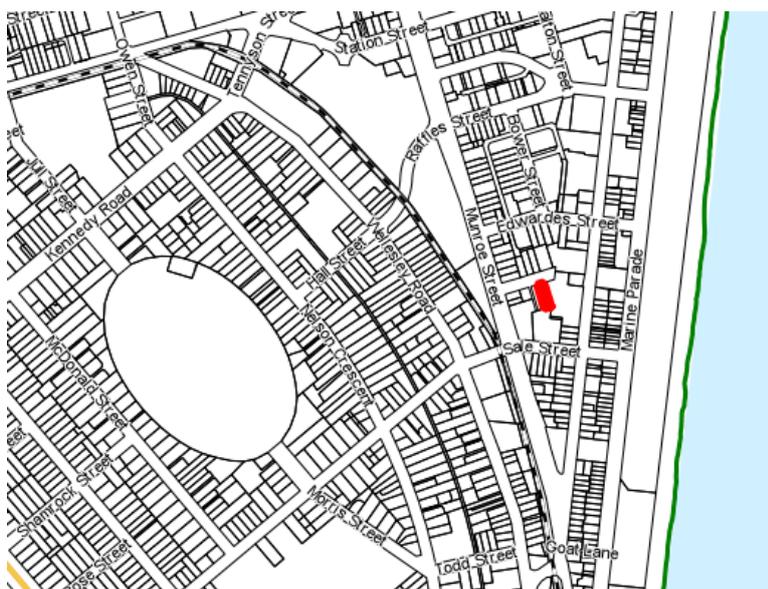


Figure 328 Location of 7 Swan Street. Source <https://www.gis.napier.govt.nz>

Architect: Unknown

Builder: Unknown

Original function/use: House

Original owner:

Current use: Residential

Current owner: Basil Ashing Rouse

Notable people:

Theme (e.g., settlement, government, economics): Settlement

Hapu/Iwi:

Cultural connections:

Architectural style/description:

Significance: This cottage has representative value as an example of early worker's cottage and architectural value as one of the examples chosen by Jeremy Salmond for his definitive book *Old New Zealand Houses*. It has social value for its connection with the many working-class people who made major contributions to the development of Napier and who have been forgotten. It has additional value for being representative of a sustainable social activity around re-locating buildings from one place to another rather than demolishing them. Many houses particularly small cottages were shifted around Napier and this cottage is an example of that activity. It is likely to have come from the CBD which had originally been both residential and commercial but as the commercial activity grew and prospered the small houses were in the way of commercial expansion so sold for relocation.

History: The worker's cottage at 7 Swan Street (figure 329) is an example of an early New Zealand house. It was identified in Jeremy Salmond's book *Old New Zealand Houses 1800 – 1940*, as an example of one of the first houses (1800 – 1860).

It is likely that the worker's cottage at 7 Swan Street was moved to its present site at some stage during late 1880s or early 1890s as the area of Napier South where Swan Street currently is, was swamp up until draining of the swamp occurred between 1877 – 1880 (figure 330). The worker's cottage is not present on the Bowman Map (figure 331).

Reclamation is the term used to describe the winning of dry land from large bodies of water including the sea, estuaries, and wetlands. The expansion of development into areas that had previously been permanently or periodically underwater, began in Napier as early as 1875. In Napier, reclamation was generally of lagoons, swamps, and mudflats, and was a sign of progress and development. Reclamation was principally for expansion—with the view to providing more land for urban growth and housing.⁴⁷⁹

⁴⁷⁹ Annabell, 2012



Figure 329 The worker's cottage at 7 Swan Street as photographed c.1986 for Jeremy Salmond's book *Old New Zealand Houses 1800 – 1940*.

Plan shewing Progress of Reclamation in Napier.

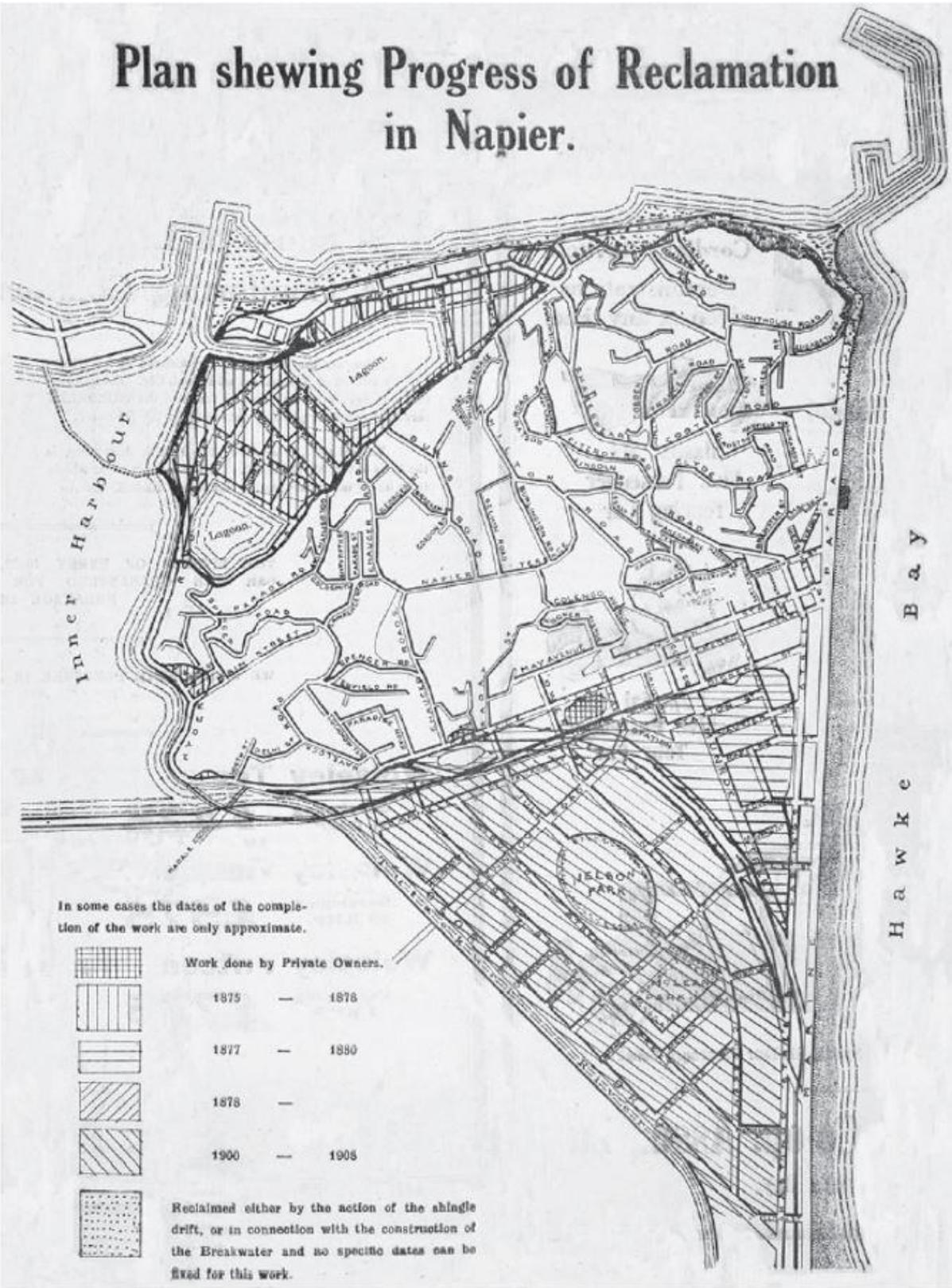


Figure 330 Map showing progress of the reclamation of Napier. Source: Annabell, 2012.

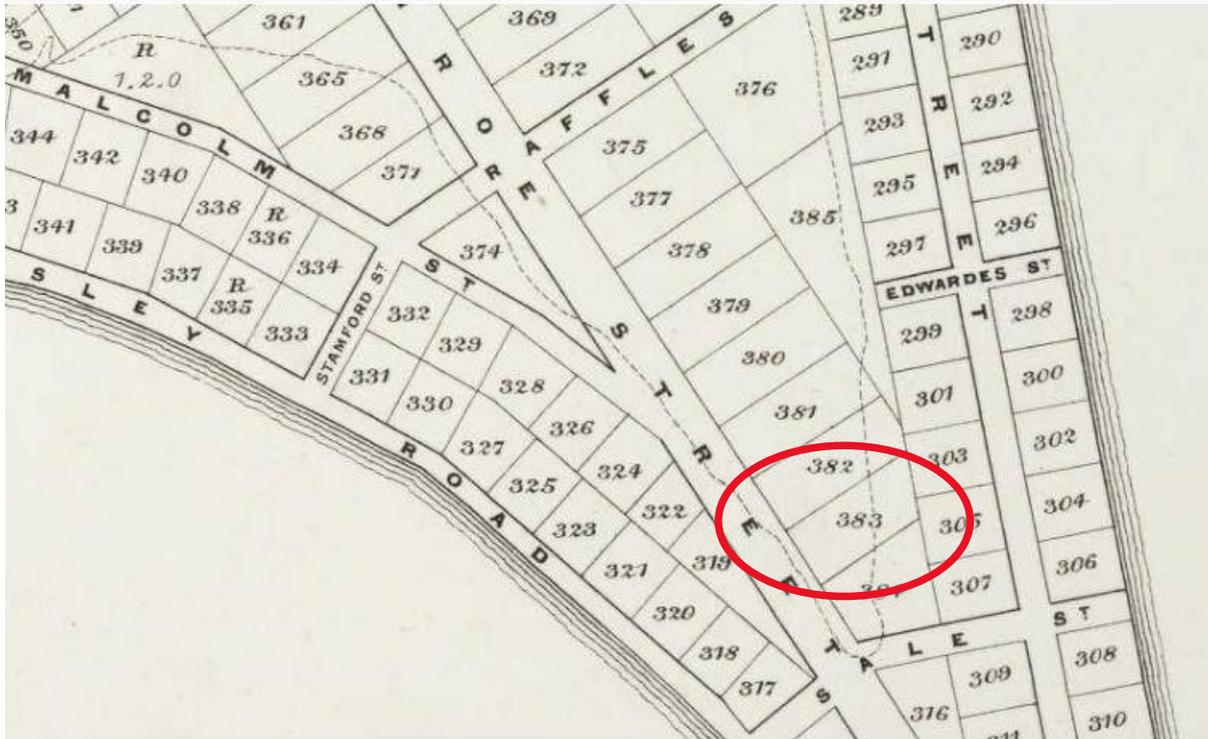


Figure 332 Town Section 383 was present on Augustus Koch’s 1870 Plan Showing the Town of Napier, but Swan Street had not yet been formed. Source: http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1079691

In January 1880, George Edward Gordon Richardson, Trustee in the Estate of George Gwavas Carlyon (deceased owner of Town Section 383) was issued notice under “The Napier Swamp Nuisance Act 1875” and the “Napier Swamp Continuance Act 1877” that unless the sum of filling and reclaiming the land was paid to the town clerk’s office by 5 August 1880, then the land would be sold (figure 333). It is apparent that the sum was not received, as on 7 August 1880, a sale of lands notice for Town Section 383 appeared in the *Hawke’s Bay Herald* (figure 334). In March 1881, a plan was drawn by Robert Lamb showing subdivision of some swamp sections, of which TS 383 was one (Figure 335). It is likely that the worker’s cottage was not moved to its present location until after this date, however it is unknown where it was moved from.

Alterations:

There have been several additions and alterations to the property at 7 Swan Street in more recent times, with the addition of a new dwelling in front of the old worker’s cottage in 2003, and the erection of a carport in 2010. Substantial alterations/additions were carried out on the original cottage in the early 2000s with the addition of a new kitchen and extension of the verandah on the eastern side of the dwelling. The addition of a new garage also occurred in the early 2000s (Napier City Council Property Files).



NAPIER SWAMP NUISANCE ACTS.

To George Edward Gordon Richardson, Merchant, Napier, Trustee in the Estate of George Gwavas Carlyon, deceased, or other owner of **Town Section No. 383**, of the Borough of Napier.

NOTICE is hereby given, under and by virtue of "The Napier Swamp Nuisance Act, 1875," and the Napier Swamp Nuisance Act Continuance Act, 1877," that unless the sum of £721 13s 8d, being the actual cost of filling in and reclaiming your land, being **Town Section No. 383** on the plan of the **Town** of Napier, situated in the Napier **Town** Swamp, together with interest on the said sum from the day of the date hereof, at the rate of six pounds per centum per annum, be paid to the said Corporation on or before the 5th day of August, 1880, the said land will, under and by virtue of the provisions of the said Acts, be sold to defray the cost of such filling in and reclamation aforesaid, and interest as aforesaid.

Dated at the **Town** Clerk's Office, Napier, this 24th day of January, 1880.

M. N. BOWER,

449

Town Clerk, Napier.

Figure 333 Notice given under the Napier Swamp Nuisance Acts. *Hawke's Bay Herald* Volume XXI Issue 5595 26 January 1880. Source: <https://www.paperspast.natlib.govt.nz>

Borough Council Notices



NAPIER SWAMP NUISANCE ACTS.

SALE OF LANDS.

MR W. ROUTLEDGE, Auctioneer, has been instructed by the Corporation of the Borough of Napier, acting under the powers vested in them by "The Napier Swamp Nuisance Act, 1875," and the Acts amending the same, to offer for sale by public auction, at the **Town** Clerk's Office, Napier, on **MONDAY**, the 16th day of August, 1880, at noon, the following land, viz. :—**Town Section No. 383**, on the plan of the **town** of Napier.

By order,

M. N. BOWER,

Town Clerk.

☒ Napier, 7th August, 1880.

544

Figure 334 Notice of Sale of Town Section 383. *Hawke's Bay Herald* Volume XXI Issue 5761 7 August 1880. Source: <https://www.paperspast.natlib.govt.nz>

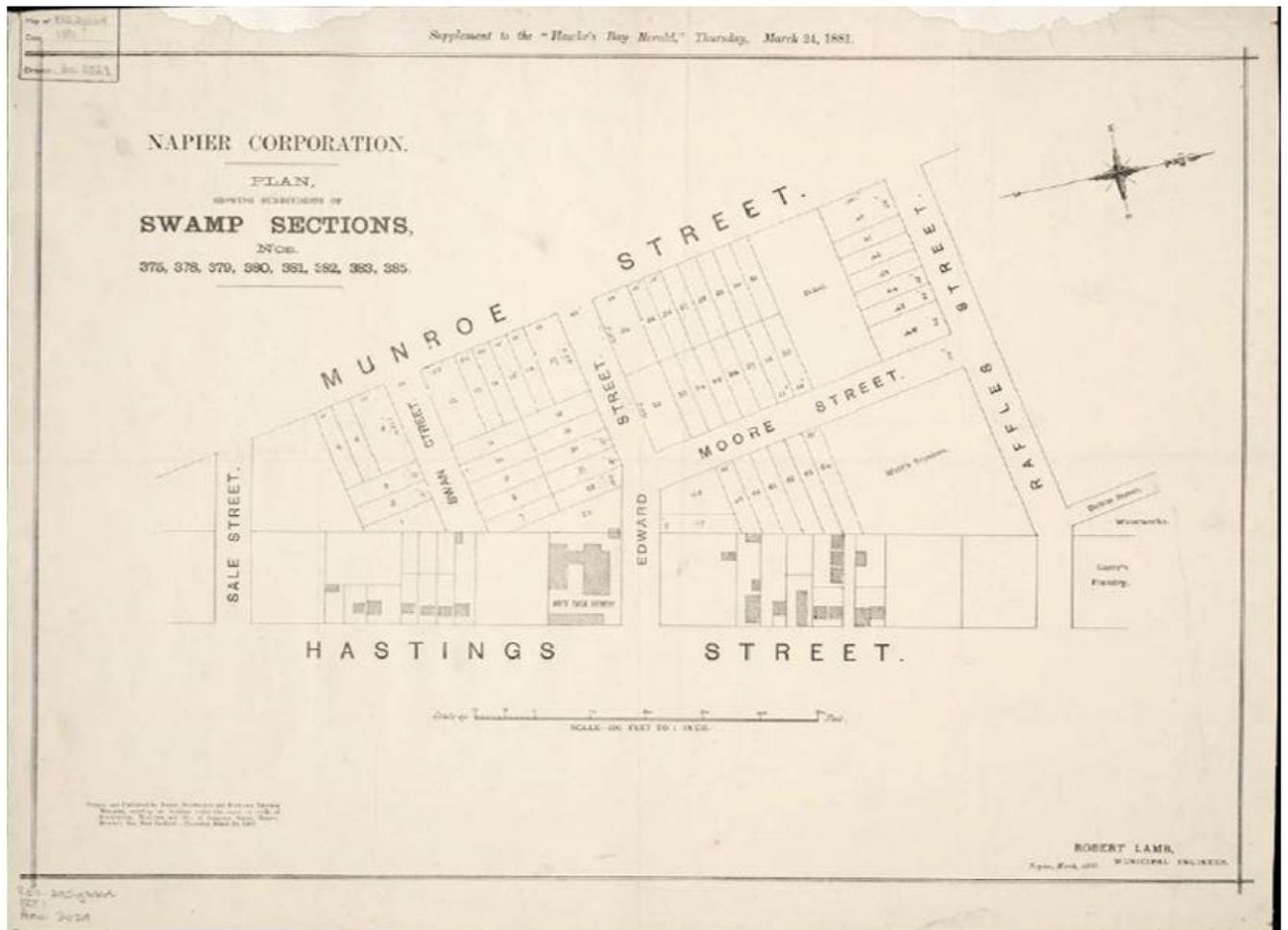


Figure 335 Plan showing subdivisions of Swamp Sections 375, 378, 380, 381, 382, 383 and 385. March 1881. Source:

http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1081764

References:

Annabell, John Barry. 2012. Planning Napier 1850 – 1968. A thesis presented in part Doctor of Philosophy in Planning, Massey University, Manawatu, New Zealand.

Salmond, Jeremy. 1986. Old New Zealand Houses 1800 – 1940. Published by Reed Books, Auckland, New Zealand.

Hawke's Bay Museum website collections <https://collection.mtghawkesbay.com>

Napier City Council Property Files <https://www.napier.govt.nz>

Napier City Council GIS <https://www.gis.napier.govt.nz>

National Library website <https://www.natlib.govt.nz>

Papers Past Website <https://www.paperspast.natlib.govt.nz>

Recommendations: List on District Plan

2.42 Tennyson Street, no. 138: Red Cross Building

Name: 138 Tennyson Street, former Red Cross Building

Schedule number: **NCC Heritage Group:**

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place,

Address: 138 Tennyson Street

Legal Description: LOT 1 DP 6940 (CT H3/1063)

Construction date: 1952



Figure 336 Front elevation of 138 Tennyson Street. Source: Chris Cochran May 2019



Figure 337 Interior view, showing the Tennyson Street elevation. Source: Chris Cochran May 2019

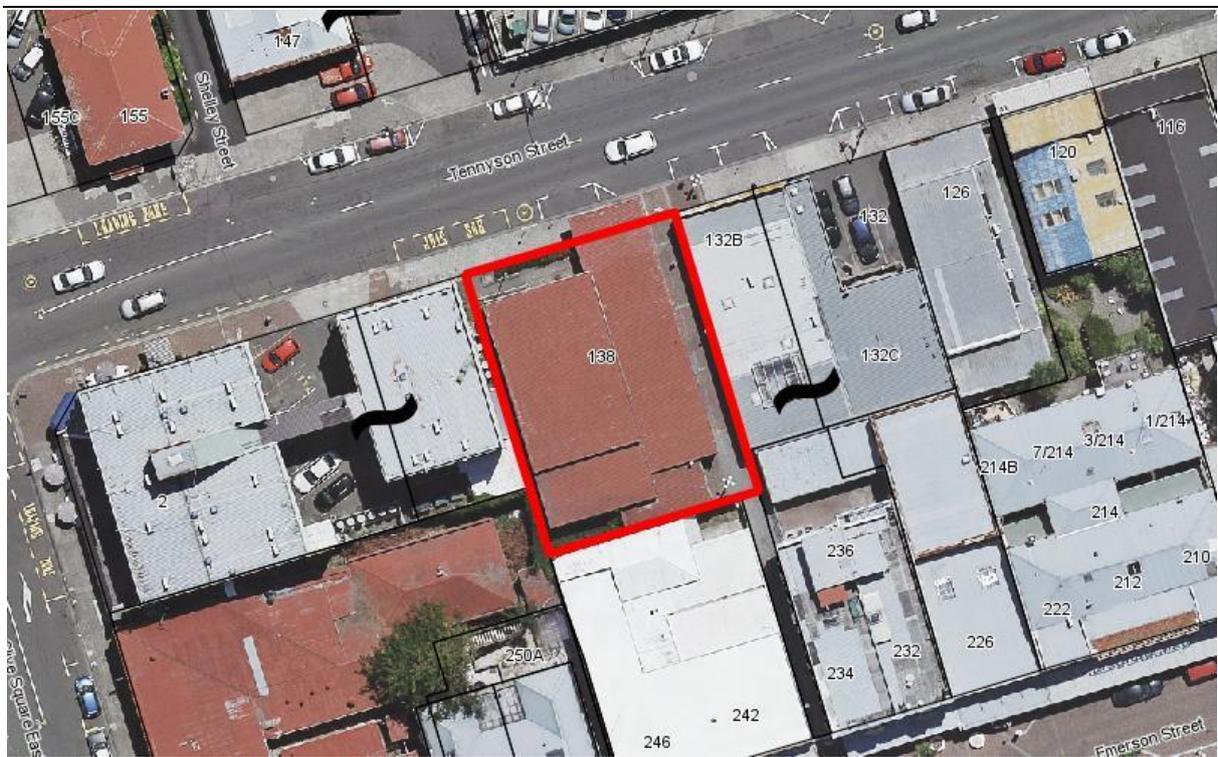


Figure 338 extent of 138 Tennyson Street. Source: Napier City Council property file

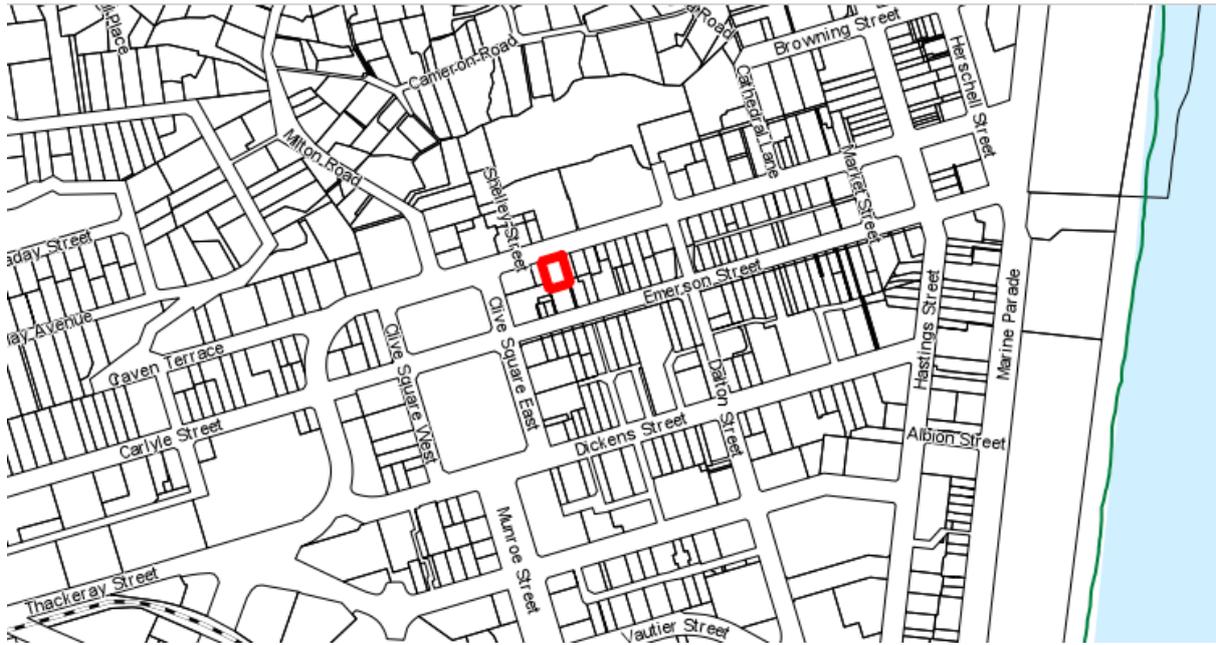


Figure 339 Location of Red Cross Building, 138 Tennyson Street Source: Napier City Council property on-line

Architect: Guy Natusch

Builder:

Original function/use: Red Cross offices

Original owner: New Zealand Red Cross

Current use: Craft workshop and offices.

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: Tennyson Street’s Red Cross Building is an important modernist structure in New Zealand architectural history. Considered to be one of the most original of the Guy Natusch-designed buildings in Napier, it has very distinct architectural and aesthetic values, and it contributes to the townscape qualities of Tennyson Street. It has important historic and social values for its connection with the international humanitarian organisation the Red Cross and the volunteers and staff of the Napier branch.

History:

The New Zealand Red Cross celebrated its centenary in 2015. For over one hundred years the Red Cross has provided humanitarian aid all over the world. Red Cross delivers core community services, such as Meals on Wheels, Community Transport, Refugee Services, first aid courses and emergency management operations. Internationally, New Zealand Red Cross sends aid workers overseas to assist in areas where humanitarian assistance is needed; this includes disaster preparedness and response.⁴⁸⁰

The Red Cross was involved with the rescue and recovery operations after the Napier Earthquake. The Army had set up Nelson Park as a transitional point—as a welfare centre for

⁴⁸⁰ https://en.wikipedia.org/wiki/New_Zealand_Red_Cross

displaced people and an evacuation camp. By 7 February more than 4,500 people had passed through the camp. Evacuations stopped on 16 February by which time over 6,700 had been to the camp. The Red Cross carried out the administration duties associated with the evacuees.⁴⁸¹

Julia Gatley writes that Napier boasts many modern buildings in addition to its well-known Art Deco architecture. Guy Natusch, a third-generation Hawke's Bay architect, was the trailblazer during the 1950s and 1960s. Some of his best buildings such as the Wool Exchange have been demolished. Another significant building, the War Memorial, has been extensively altered. But the little Red Cross building still exists and is well-maintained. It is in two parts: a smaller part that is right up to the frontage and has a canopy over the footpath; the larger part is set back slightly with the original grass front area now replaced by a ramp for disabled people. The façade of the larger part gives the building street presence; its regular grid of deeply recessed square windows is dramatic. The window reveals are lined with marron ceramic tiles and this dark colour emphasises the depth of the reveals. Overall, the window grid produces the illusion of white crosses on a dark background thus reversing the Red Cross logo. The building's side elevations, of reinforced concrete frame and brick infill, are more utilitarian.⁴⁸²

Notable people: Guy Natusch, The Napier branch of the New Zealand Red Cross.

Architectural style/description: The former Red Cross Building stands in strong contrast to the prevailing character of Tennyson Street, a stark modernist design that has few precedents in New Zealand. The main part of the building has the geometric simplicity of a plain rectangular block, with a flat roof and a white rectangular wall facing the street; this wall is punctuated by four rows of 12 windows each, small squares with no surrounds, sunk deep into the wall, and with crimson coloured tiles to the reveals. These form a distinctive chess-board pattern, marking the building out from its neighbours, and indeed from anything else of the period in New Zealand.

Offset on the left side of the main volume of the building is a lower portion, again with a flat roof; it is marked by an open canopy, cantilevered out over the footpath, and supported on the walls of an office and a single concrete leg; this shelters the main front door. The door opens into a large space which is lit by the small square windows of the front façade (the bottom row has been covered over on the inside), and by high level windows on the west wall. This space is now a large craft workshop, Hohepa Creative Works; it has brick walls, a beautiful matai floor, and a stage at the far (southern) end away from the street.

A modern access ramp now runs in front of the main block to the entrance on the left, and a flagpole in the forecourt forms an exclamation mark in the street.

The structure of the building is a concrete frame with infill panels of brick. There is steel strapping to some brick wall surfaces (inside and out), evidence of later strengthening.

References:

Gatley, Julia. 2008. *Long Live the Modern: New Zealand's New Architecture 1904-1984*. Auckland: Auckland University Press.

⁴⁸¹ <https://www.redcross.org.nz/about-us/centenary/>

⁴⁸² Julia Gatley, 2008. p. 62

https://en.wikipedia.org/wiki/New_Zealand_Red_Cross
<https://www.redcross.org.nz/about-us/centenary/>

Theme: architecture, charitable organisations

Hapu/Iwi:

Cultural connections:

Recommendations: To be listed on the District Plan inside and exterior

2.43 Thompson Road, no. 106: Captain Todd's House

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Archaeological site, historic place

Address: 1-4 /106 Thompson Road

Legal Description: LOT 2 DP 7831 (x4) (CT 125/262)-

Construction date: 1897 (second storey addition)



Figure 340 106 Thompson Road. Source: Chris Cochran, April 2019.



Figure 341 Extent of 106 Thompson Road. Source: Napier City Council property on-line



Figure 342 Location of 106 Thompson Road. Source: Napier City Council property on-line

Architect: Charles Tilleard Natusch

Builder:

Original function/use: House

Original owner: Captain Todd

Current use:

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: This house has historic significance for its connection with Captain Todd who was in command of the *Northumberland* when she sank in 1887 with no loss of life. But one of the rescue boats, the *Boojum*, did tip over in the breakers and four of the five men aboard were drowned. This is a substantial and well-built house, characteristic of the work of C.T. Natusch, a nationally important architect. It has strong aesthetic value for its architectural design, an appropriate response to a special site. It is technically interesting for being built in two distinct stages, a whole floor and substantial roof being added to an earlier dwelling.

History:

The house at 106 Thompson Road was originally a one-storied villa – probably built between the 1880s and mid-1890s.⁴⁸³ It does not appear on Frederick Bowman’s Napier land lots map Sheet IV drawn in the 1880s. This means it could have been built any time from the 1880s until 1896. In 1896, Captain Richard Todd commissioned Charles Tilleard Natusch to design a new storey to be placed on top of the existing house. Todd (1845-1916) had spent most of his life at sea – including on the immigrant ships *Saint Leonards* and *Northumberland*. The latter sunk on 10 May 1887 on Petane Beach near Bay View with no loss of life aboard ship (but four rescuers from the *Boojum* drowned).⁴⁸⁴ Todd subsequently retired from sea to Napier in 1887 and was appointed Marine Superintendent of the Colonial Union Shipping Company (renamed the Tyser Line in 1889).⁴⁸⁵

The upstairs addition enlarged the house substantially and featured multiple covered balconies from which Captain Todd could watch the comings and goings across the harbour. The additions designed by Natusch are similar in form and decoration to later large houses he designed in the 1890s and 1900s, such as Westella (Feilding, 1901) and Maungarapi (Marton, 1906) which also feature vertical half-timbering (often likened to Tudor architecture).

From 1896 to about 1898, A. Louis Hay was taken on as an articulated pupil to train under Natusch and would have been present as Todd’s extensions were designed. After the 1931 earthquake destroyed chimneys and fireplaces in 106 Thompson Road, Hay was employed to design replacements, giving the house additional later associations with Hay as well as Natusch.⁴⁸⁶

Notable people: Captain Richard Todd, C. Tilleard Natusch

Architectural style/description: The house at 106 Thompson Road occupies a prominent site close to the water tanks near the top of Bluff Hill; this is high ground, and the house has commanding views out over the port to the ocean. The dominant feature of the house is the roof, hipped in form with prominent gables coming out on all four sides. The ones facing north-east and north-west are open balconies, opening off bedrooms, a feature often found in house designed by Natusch. The roof is covered in bright orange clay tiles, making a vibrant patterned element in the streetscape.

⁴⁸³ Peter Shaw states on page eight of *Louis Hay Architect* (Napier: Hawke’s Bay Cultural Trust, 1999) that the house was built in the 1860s.

⁴⁸⁴ Henry Brett, *White Wings (Volume I)* (Auckland: The Brett Printing Company Limited, 1924), nzetc.victoria.ac.nz, p.70.

⁴⁸⁵ Brett, p.70.

⁴⁸⁶ Shaw, *Louis Hay Architect*, p.8-9.

The wall cladding of the first floor is (unusually) board and batten, which gives a nice patterning to the walls; the gable ends have more decorative battening, some of it curved, giving a sort of half-timbered effect. This shows clearly in the original drawings, where the half-timbered effect of the Tudor style is strongly emphasised. The very prominent chimneys shown on the drawings are now gone, presumably brought down in the earthquake.

Alterations:

References:

Brett, Henry. *White Wings (Volume I)*. Auckland: The Brett Printing Company Limited, 1924. nzetc.victoria.ac.nz.

Shaw, Peter. *Louis Hay Architect*. Napier: Hawke's Bay Cultural Trust, 1999.

Theme: Shipping

Hapu/Iwi:

Sociocultural connections:

Recommendations: Schedule as Significant



Figure 343 Captain Todd's house, circa 1910. Source: Hawke's Bay Museums Trust, Ruawhoro Tā-ū-rangi, , ref 6555 (a) <https://collection.mtghawkesbay.com/objects/92683>

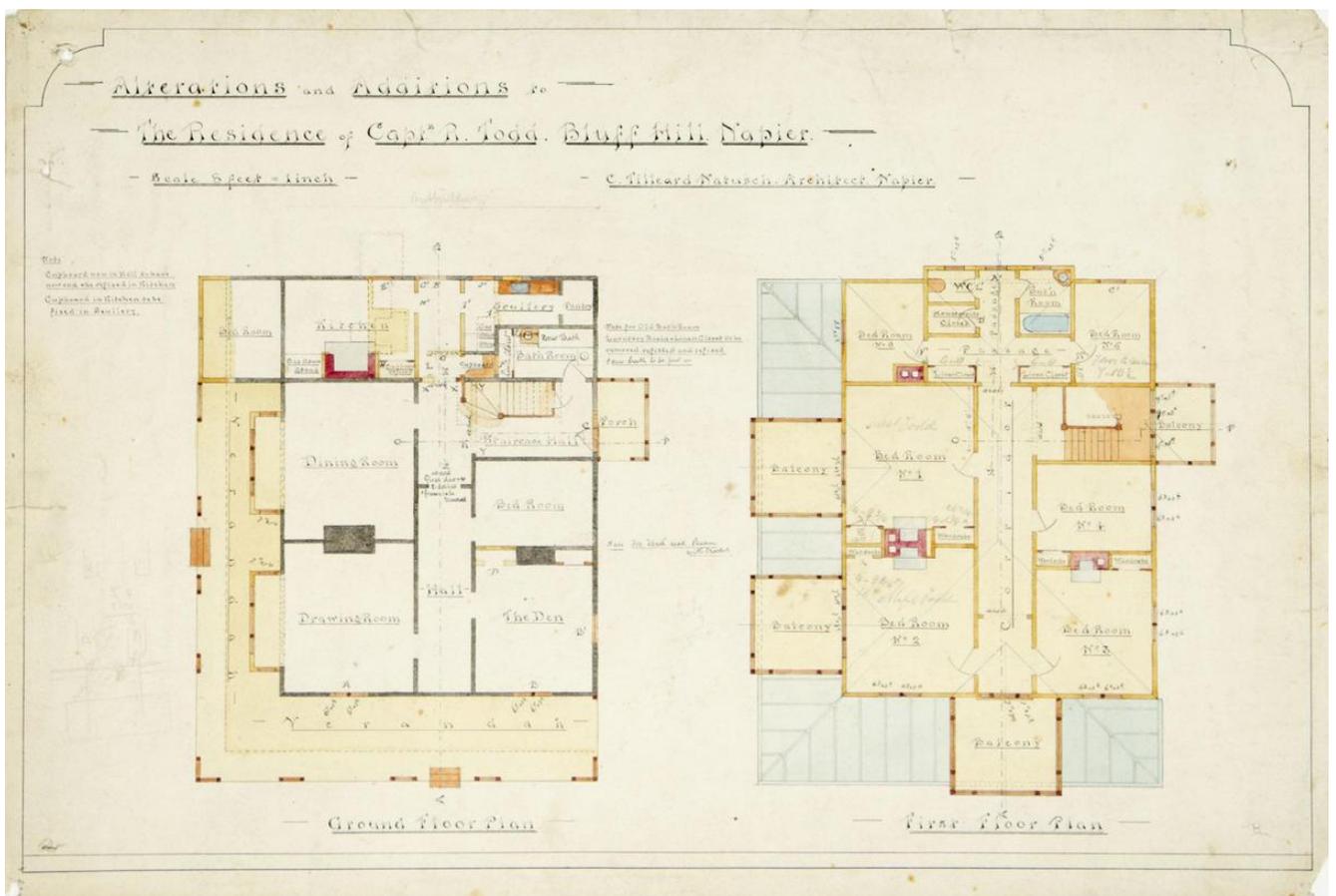
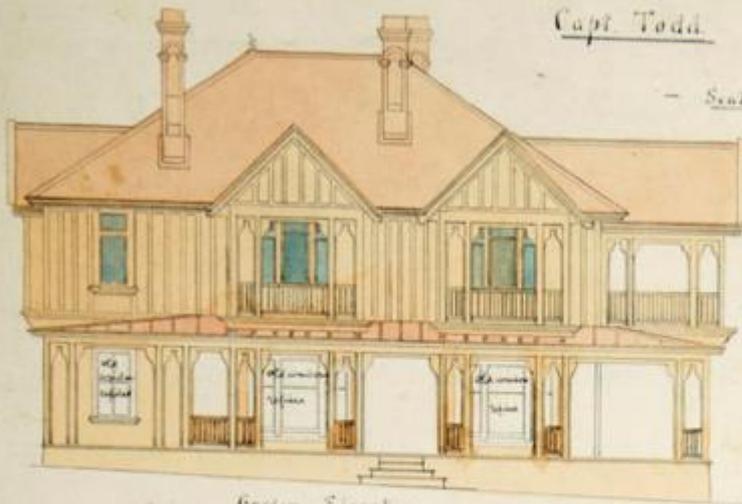


Figure 344: Plans for the 1897 alterations to Captain Richard Todd's house on Thompson Road. Existing rooms are left unshaded, with new additions coloured light orange. Source: Hawke's Bay Museums Trust, Ruawhāro Tā-ū-rangi. Object no. 38100a 38100b, and 38100c respectively.

Alterations and Additions to

Capt Todd

— Scale: 8 feet = 1 inch —



Garden Elevation

The decorative details are specified
on the elevations as shown



Front Elevation

Front light to be built in the
door and over the light



Elevation from Road

C. Hayward Nashen Architect Napier

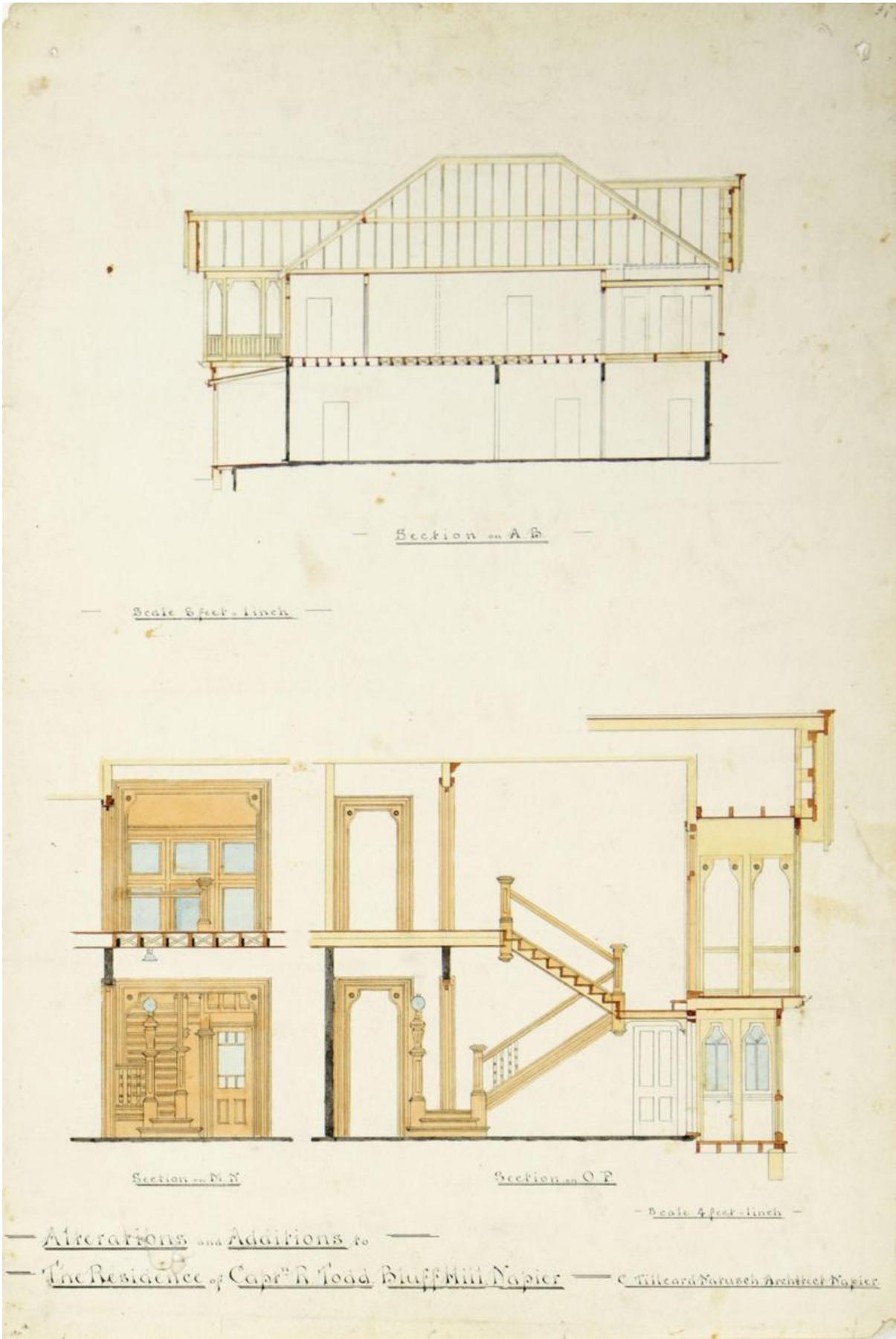


Figure 345 Plans for the 1897 alterations to Captain Richard Todd's house on Thompson Road.
 Source: Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi. Object no. 38100b.

2.44 Thompson Road: Water Tower, Bluff Hill

Schedule number: NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): historic place

Address: Thompson Road, Bluff Hill

Legal Description:

Construction date: 1910-11; 1931



Figure 346 The Bluff Hill Water Tower. Source: Napier City Council website



Figure 347 The water tower on Thompson Road, with one of the later round tanks on the left. Source: Chris Cochran, June 2019.

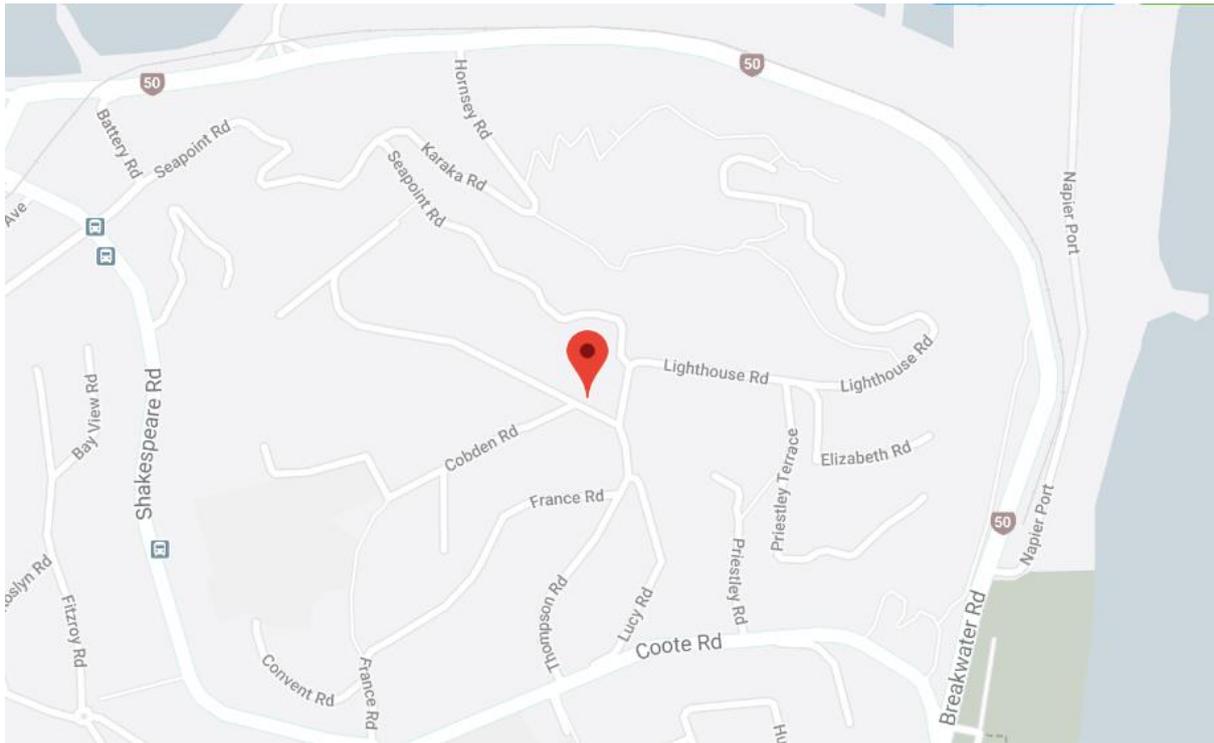


Figure 348 Location of Napier Water Tower on Thompson Road. Source: Napier City Council

Architect: Possibly John Sturrock

Builder: J.J. Niven

Original function/use: water storage

Original owner: Napier Borough Council

Current use: None

Current owner: Napier City Council

Significance: Aesthetic, historical, technological.

Summary: The water tower is an important landmark on Bluff Hill, and although it is no longer in use it is maintained for its heritage values by Napier City Council. It has technological value for its structure and the part it played in providing an effective water supply to the neighbourhood and the city, and strong historic values for its long period of usefulness in improving water pressure on Napier Hill. It has additional historic value for its connection with the old Napier engineering firm J.J. Niven, who both built the tower and repaired it after the 1931 Earthquake. The tower has high landscape value as a distinctive landmark on top of Bluff Hill.

History:

The water tower was originally erected in 1910 to provide water pressure for Bluff Hill houses, which it did until 1988. It had a capacity of 34,000 litres. The steel water tower and tanks cost £525; Mr Sturrock, the Borough Council engineer had estimated £520.⁴⁸⁷ At the end of 1910 the newspaper said that Messrs J. J. Niven and Co. was making good progress with the construction of the 10,000-gallon water tower to be erected on Bluff Hill, Napier.

⁴⁸⁷ *Hastings Standard* 4 July 1912.

The “structural ironwork was being built and fitted in the workshops, and the parts will, when properly adjusted, be taken in sections, and erected in position”.⁴⁸⁸

The new water tower enabled the Napier Fire Brigade to establish a new out-station on Thompson Road on Bluff Hill, which was much needed. And, it was said: “with the new water tower any fire can be coped with.”⁴⁸⁹

In 1916 it was decided to procure 50 more water meters and to install water meters on all the water connections from the water tower.⁴⁹⁰

In 1919, Mr Dyett, the Napier Waterworks engineer, invented an automatic apparatus for filling the water tower at the high reservoir and it was found to be working very satisfactorily. The Borough Councillors were so pleased that they agreed he should be granted a suitable reward and the matter was referred to the Waterworks committee for investigation and recommendation. The Councillors then decided to open a suggestion box for the purpose of securing recommendations for the improvement of borough matters, with a suitable reward to be paid according to the value of the idea, invention or suggestion.⁴⁹¹

When it was toppled in the 1931 earthquake J.J. Niven and Co. rebuilt it. Since being decommissioned it has been preserved as a distinctive landmark and the Napier City Council has landscaped the area, which has extensive views south east to Cape Kidnappers.⁴⁹²

Taking advantage of Bluff Hill's elevation, the Thompson Road reservoirs on Bluff Hill supply water to 15 percent of Napier. The storage tanks are part of the water pressure system for Napier Hill. Napier's water reticulation draws from a massive aquifer located under the Heretaunga Plains. Visitors to this historic location climb up a flight of steps onto the original reservoir which, built in 1890, is dug into a grassed mound. No longer used, it held 1.5 million litres of water. The rectangular concrete tank was built in 1908. It has a capacity of 1.4 million litres and is still used to supply water to Bluff Hill homes. Built between 1931-33, the round tank can hold 5.7 million litres.⁴⁹³

⁴⁸⁸ *Hastings Standard* 23 November 1910

⁴⁸⁹ *Hastings Standard* 6 September 1911.

⁴⁹⁰ *Hastings Standard* 12 February 1916.

⁴⁹¹ *Hastings Standard* 20 September 1919

⁴⁹² <https://www.napier.govt.nz/napier/historic-sites/thompson-tower/>

⁴⁹³ <https://www.napier.govt.nz/napier/historic-sites/thompson-tower/>



Figure 349 Plaque at the Water Tower reserve. Source: Jen Massey
<https://napierdailyphoto.blogspot.com/2014/09/the-water-tower.html>

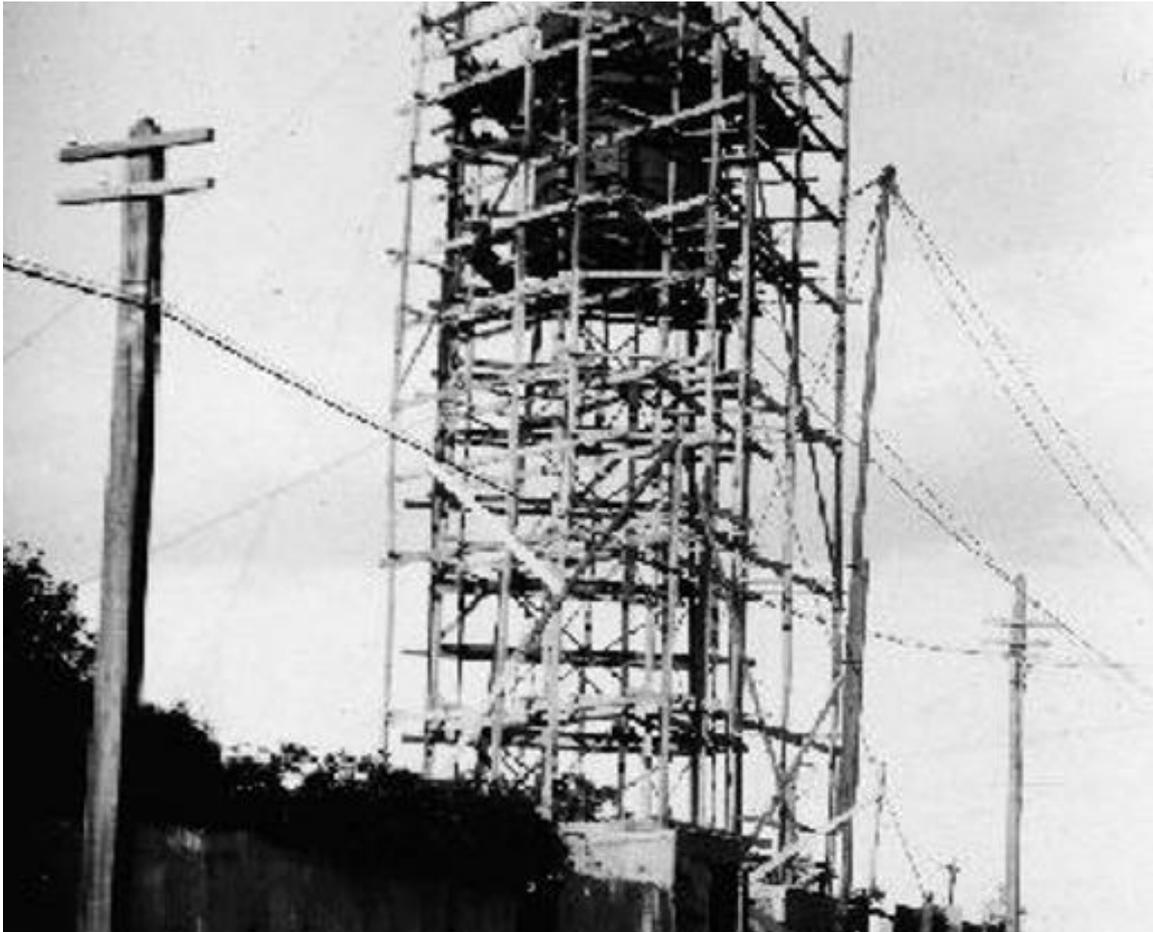


Figure 350 Photograph of Water Tower being reinstated after the 1931 earthquake. Photographer: Dave Williams Source: MTG Hawke's Bay Refs. W251, 75133 erected

Notable people: J.J. Niven & Co, John Sturrock, Mr Dyett.

Style / Description: The water tower is an open steel structure, unusual in having three legs in a regular triangular plan shape. It rises in four stages; each segment being braced in each of the three bats. Atop the tower, the tank sits on a platform with a walkway and handrail around it and is roofed with a conical capping; it has a capacity of 34,000 litres.

The structure is part of an interesting complex of water supply infrastructure alongside Thompson Road, being associated with water tanks of various ages nearby. It is a very significant landmark, a tall structure standing atop the dominant physical feature of Bluff Hill.

Alterations: Rebuilt after 1931 earthquake by original builders J.J. Niven & Co.

References:

<https://www.napier.govt.nz/napier/historic-sites/thompson-tower/>

www.paperspast.natlib.govt.nz

- *Hastings Standard* 23 November 1910
- *Hastings Standard* 6 September 1911.
- *Hastings Standard* 4 July 1912.

- *Hastings Standard* 12 February 1916.
- *Hastings Standard* 20 September 1919

Theme: local government, sanitation and health

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as Outstanding

2.45 Tiffin Park Gates

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place

Address: Tiffen Park

Legal Description:

Construction date: 1954



Figure 351 Tiffen Park Gates, 1954. Bequest of Miss Mary Alexander Smith Source: <https://www.napier.govt.nz/napier/memorials/napiers-memorials/>



Figure 352 Location of Tiffen Park Gates. Source: Napier City Council property on-line



Figure 353 Location of Tiffen Park Source: Napier City Council property on-line

Architect:

Builder:

Original function/use: entrance

Original owner: Henry Stokes Tiffen (Land)

Current use: entrance

Current owner: Napier City Council

Significance: historic, social, architectural

Summary:

Notable people: Miss Mary Alexander Smith, Henry Stokes Tiffin.

Significance: Aesthetic, historical, social.

Summary: The Tiffen Park Gates have modest architectural values, but they are effective in defining the main entrance to the park, an important open space in the city. They have strong commemorative value in commemorating Henry Stokes Tiffin and in being gifted to the city by Mary Alexander Smith, a long-time resident and benefactor of Napier and niece of one of the first European settlers the trader Alexander Alexander.

History: Napier Borough Council purchased the Tiffen Estate and house in 1907 to provide a site for the Municipal Theatre, which opened in 1912. The house was the home of Henry Stokes Tiffen, a well-known identity in Napier's early history. It stood on the area now occupied by the upper level car park on the Napier Hill end of Dalton Street.⁴⁹⁴

Tiffen has an entry in the *Dictionary of New Zealand Biography*. He was born on 12 July 1816 and baptised on 28 December 1817 at Hythe Kent, England, the son of William Tiffen, printer and his wife Charlotte Stokes. He married Caroline Ellen White in Ore Sussex on 23 September 1841. He trained in surveying and was engaged by the New Zealand Company as an assistant surveyor in New Zealand arriving on the *Brougham* on 9 February 1842. His wife died in childbirth on 10 October 1842. When his contract expired in 1845, he took up a run at Ahiaruhe in the Wairarapa with James Henry Northwood. In January 1849 3000 sheep were driven north to Hawke's Bay where they leased land from the Maori, first at Pourerere and later further inland. The partnership with Northwood was dissolved in 1852 and Tiffen took up the 12,700-acre run at Homewood near Otane, which his brother Frederick managed, while he returned to surveying. He returned to Britain in 1855-6 and married his deceased wife's older sister Louisa on 31 July 1855. On his return to New Zealand he became the Wellington provincial surveyor and from October 1856 he was in control of the Napier Lands office and all the surveying in the district. These responsibilities continued when he was appointed Commissioner of Crown Lands and provincial surveyor after the separation of Hawke's Bay from Wellington province in 1858. He brought order to the Napier office and laid out the townships of Clive and Havelock North, but he was not as effective as he might have been if he had had fewer staff difficulties and less commitments of his own. He resigned on 31 July 1863.

Tiffen identified with the runholders but was an opponent of their acquisition of land suitable for closer settlement such as the Heretaunga Plains. He advocated dividing up the runs and

disposed of Homewood in this way in the 1870s. Tiffen invested in land in Greenmeadows from 1857 becoming spokesperson and lobbyist for the Taradale-Greenmeadows settlers and was mainly responsible for the construction of the Taradale Road in 1873. He was active in flood control and pursued a variety of horticultural interests— planting grapevines, an experimental orchard and promoting crops such as sugar beet and tobacco. From 1866 until the 1880s he subdivided his property as values rose.

Tiffen had extensive business interests in shipping, goldmining meat freezing, public utilities woollen milling and fruit and vegetable processing. He was a self-interested capitalist with a strong ethic of public service, with a high profile in community affairs—serving on the Napier Harbour Board improvement commission of 1857, the Hawke’s Bay Provincial Council from 1859 until 1875, the first chairman of the Hawke’s Bay County Council, a justice of the peace from 1858 and a junior officer in the Napier militia from 1869. Tiffen assisted with the establishment of the horticultural, acclimatisation and agricultural societies, the Napier Turf Club and the Mechanic’s Institute.⁴⁹⁵ He gave lengthy service to the Anglican church as an administrator and benefactor, served on the hospital board, was active in charitable aid, the Napier prison and the cemetery and helped found the children’s home. He was involved in education for over 40 years on the administration of the first school and as a Hawke’s Bay school commissioner. His second wife died in 1876 and he travelled widely overseas looking for plants or produce that might thrive in, or benefit Hawke’s Bay. He died on 21 February 1896 and had no surviving children, so his main beneficiaries were his housekeeper niece, Mrs Randall, and his sister in Wellington.⁴⁹⁶

The steps and flanking pillars are at the foot of a path that leads to the wooded upper slopes of Tiffen Park. Winding paths are a feature of this reserve. The entrance was built using a bequest of £800 in 1940 by Mary Alexander Smith. It was opened in December 1954.⁴⁹⁷

Mary Alexander Smith was the daughter of William and Mary Smith, née Alexander, who arrived in Napier in 1854. William was born in 1828 and died on 24 December 1908 aged 80; Mary his wife was born in 1832 and died on 16 August 1923 aged 91. Their daughter Mary Alexander died in 1940 aged 89. Several of Mary Alexander’s siblings are also buried or commemorated in the family grave in the Old Napier Cemetery.⁴⁹⁸ William Smith was described as an accountant in his Will.

⁴⁹⁵ Ian McGibbon. 1990. ‘Tiffen, Henry Stokes’. *Dictionary of New Zealand Biography*. Te Ara-the Encyclopedia of New Zealand <https://teara.govt.nz/en/biographies/1t99/tiffen-henry-stokes>

⁴⁹⁶ McGibbon, 1990

⁴⁹⁷ <https://www.napier.govt.nz/napier/memorials/napiers-memorials/>

⁴⁹⁸ www.ancestry.com.au www.findagrave.com

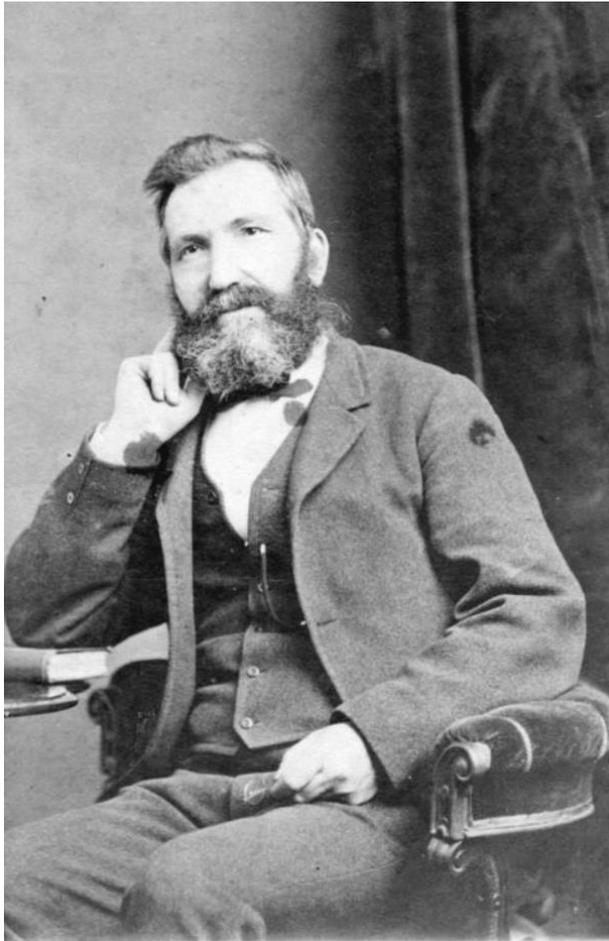


Figure 354 William Smith 1854. Inscription on back says: "9 o'clock Smith lived on Logan's site." Gifted by Edwin Cornford. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 1579



Figure 355 Mrs W. Smith by Samuel Carnell, 1870- 1905. Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, 1609

Mary Alexander Smith was born in Montrose Angus, Scotland on 17 May 1852 was identified as a Hawke's Bay pioneer in her Obituary. The Smiths came to Napier in 1854, to stay with her uncle, Mr. Alexander Alexander—the first white settler in the Napier district and her mother's brother.⁴⁹⁹ She died suddenly on 11 April 1940 at her house on the corner of Battery and Milton roads, which she shared with her sister Susan.

In 1887 Miss Smith announced she was starting a day and boarding school for young ladies in that well-known house Benmore House in Fitzroy Road owned by Mr Massey Hutchinson. The school was to be a day and boarding school. Miss Smith had been the English Governess for ten years in the late Mrs May's establishment.⁵⁰⁰ The *Daily Telegraph* ran the same advertisement but described Benmore House as being on Lincoln Road.⁵⁰¹

Miss Smith continued her school in Benmore House in Lincoln Road until 1895 at least.⁵⁰² There were only three people living in Lincoln Road in 1895 according to Wise's. Mrs John Fernandez, John F Jardine and Miss Mary Smith private school. In the Napier electoral roll for 1896 Mary Alexander Smith is recorded as being a teacher, resident in Lincoln Road.⁵⁰³

Miss Smith was described as possessing a "genial and happy disposition". She was interested in the young women of Napier and established the Presbyterian Women's Missionary Union of Napier, which did good work among the women of Napier.⁵⁰⁴ She left £800 to the General Treasurer of the Presbyterian Church in her Will.⁵⁰⁵ £200 of this was allocated to the 'Centenary Thanksgiving Fund' by the General Assembly.⁵⁰⁶ It had been bequeathed for general purposes. The rest of this bequest included £200 to Foreign Missions, £200 to Home Missions, £100 to Maori Missions and £100 to the Women's Presbyterian Beneficiary Fund. Other bequests included £300 to her brother and £300 to each of her sisters if they were still living when she died. The remainder of her ready money was to be put in trust and paid in equal shares to each of her nieces and grandnieces born before 19 September 1933. She said that if her sister Susan should die or cease living in the house at the corner of Battery and Milton roads that they shared it was to be sold and her share of the proceeds was to be given to Napier Borough Council for improving and beautifying Tiffin Park.⁵⁰⁷

Her four sisters, Mrs. F. Orr, and Miss Susan Smith, of Napier, Mrs. H. Garry, of Havelock North, and Mrs. J. L. Spence, of Ruakituri and brother Mr. W. H. Smith, of Auckland, survived her.⁵⁰⁸

⁴⁹⁹ *Gisborne Herald* 15 April 1940.

⁵⁰⁰ *Hawke's Bay Herald*, 7 March 1887

⁵⁰¹ Papers Past: *Daily Telegraph* Issue 4838, 11 February 1887.

⁵⁰² *Hawke's Bay Herald* 21 January 1895

⁵⁰³ www.ancestry.com Electoral Roll 1896

⁵⁰⁴ *Gisborne Herald* 15 April 1940.

⁵⁰⁵ <https://www.archway.archives.govt.nz/ViewFullItem.do?code=23221386>

⁵⁰⁶ *Manawatu Standard* 20 November 1940

⁵⁰⁷ Will of Mary Alexander Smith <https://www.archway.archives.govt.nz/ViewFullItem.do?code=23221386> accessed.

⁵⁰⁸ *Manawatu Standard* 20 November 1940



Figure 356 Grave of Mary Alexander Smith and her family. Source: www.findagrave.com

Inscription

This entrance to Tiffen Park was a bequest to the city by the late Miss Mary Alexander Smith of Napier.

References:

www.ancestry.com Electoral Roll 1896

www.archway.govt.nz

Hawke's Bay Herald, 7 March 1887

Hawke's Bay Herald 21 January 1895

Daily Telegraph Issue 4838, 11 February 1887.

Theme: memorialisation

Hapu/Iwi:

Cultural Connections

Recommendations To be listed on District Plan

2.46 Waghorne Street, no. 82: Cottage

Schedule number:

NCC Heritage Group:

Heritage New Zealand List number and category (if applicable):

Type of site (archaeological site/historic place/historic area): Historic place
Archaeological site,

Address: 82 Waghorne Street

Legal Description: TN SEC 482 NAPIER 0.0252 Ha. CT L3/368

Construction date: Mid-19th -century



Figure 357 82 Waghorne Street. Source: Chris Cochran June 2019



Figure 358 82 Waghorne Street from the south. Source: Elizabeth Pishief September 2019



Figure 359 Extent of 82 Waghorne Street Source: Napier City Council property on-line

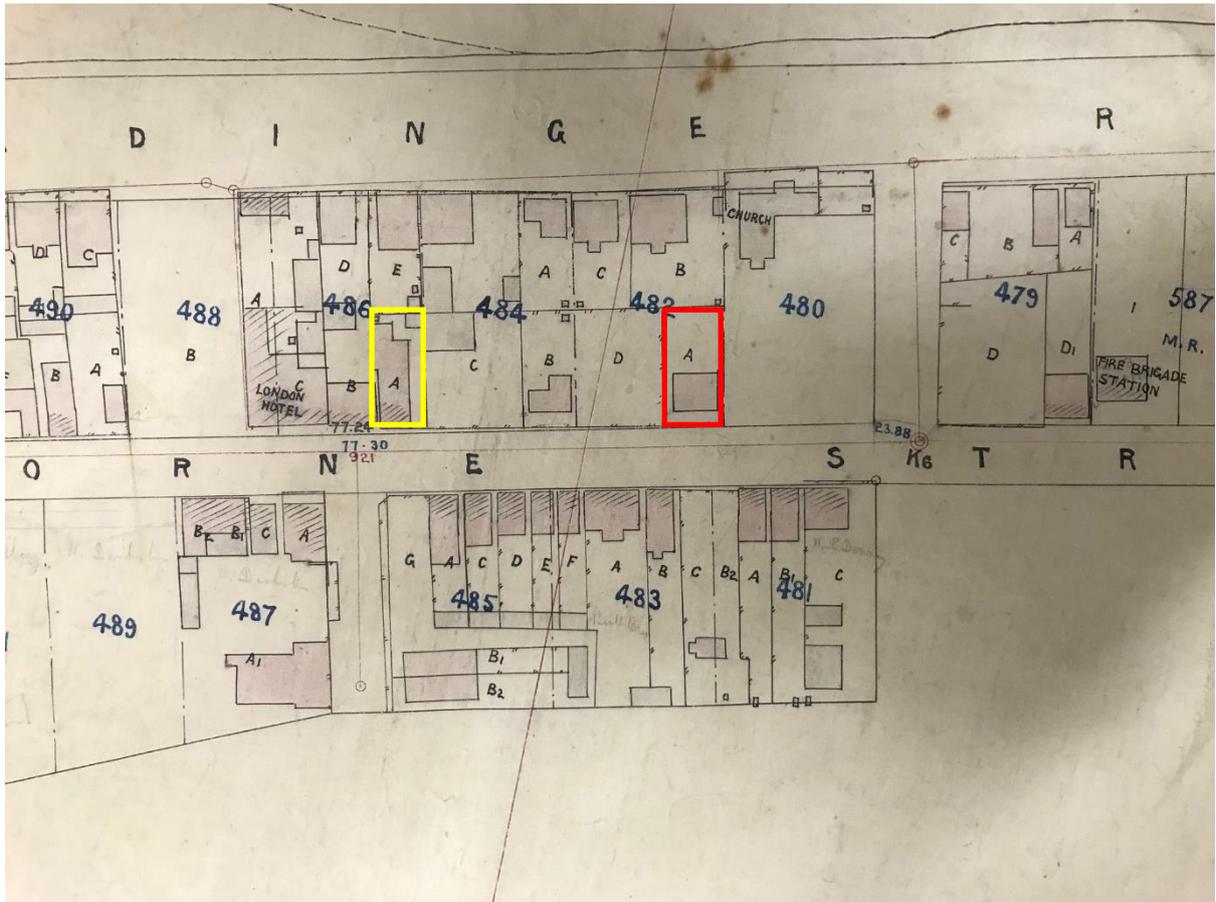


Figure 360 Part of Bowman showing location of 82 Waghorne (red) and Mark Rolls' Bakery (yellow) c. 1880-85. Source: MTG Hawke's Bay



Figure 361 Part of Plan of Napier Harbour Board town sections for sale, 1889, showing location of 82 Waghorne. These sections for sale (shaded areas) were on reclaimed land. Source: MTG Hawke's Bay m74/37/1/92, 74197

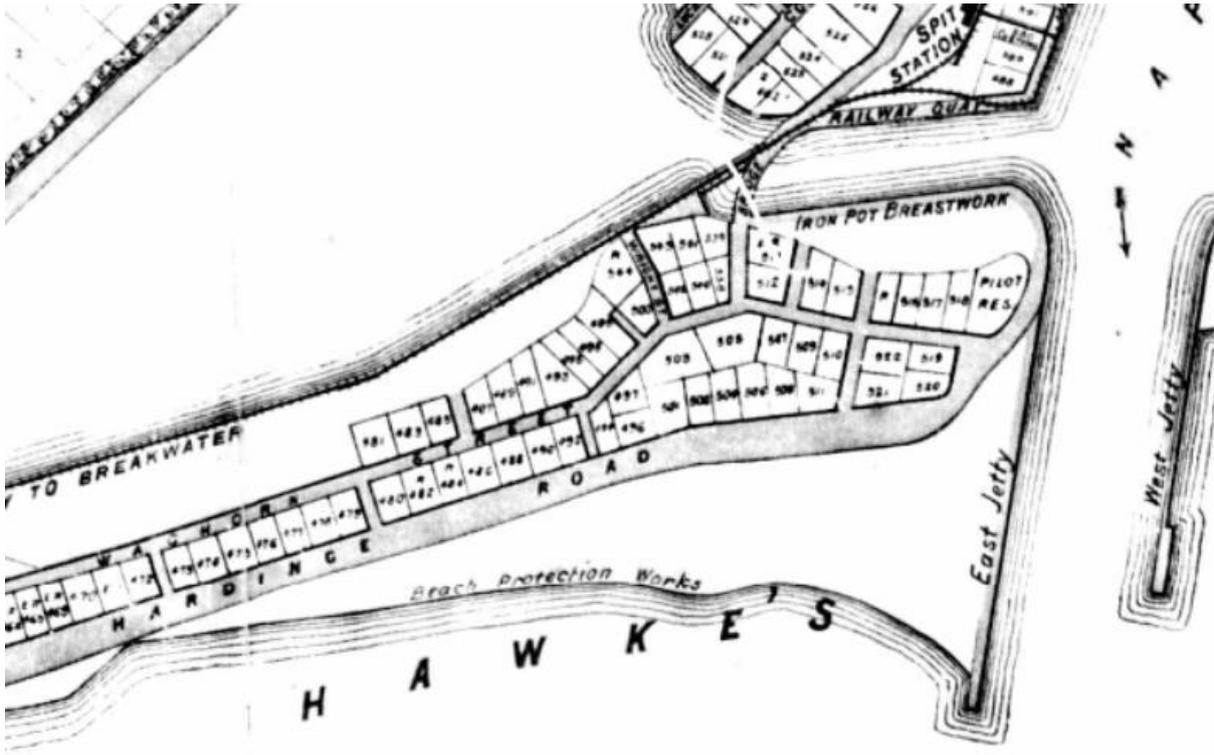


Figure 362 Part of Map showing Waghorne Street 1887. Source: www.ancestry.com NZ Maps 6620 D 995 319bj Nap 1887?

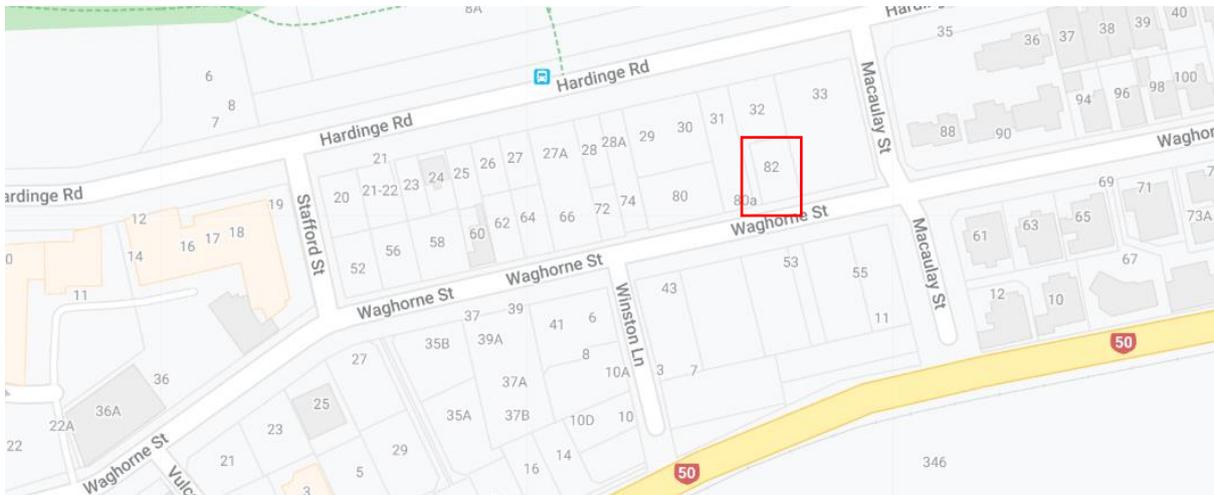


Figure 363 Location of 82 Waghorne Street Napier

Architect:

Builder:

Original function/use: house

Original owner:

Current use: house

Current owner:

Significance: historic, social, architectural

Summary: The history of this place is tenuous, but it has significance for being a very early cottage, from a period when the Eastern Spit was a busy commercial part of Napier and the area was interspersed with businesses and domestic dwellings. It has historic value because it was built on government reserve land that later became Harbour Board lease. It has social significance for its association with working class people such as fishermen and storemen and architectural significance as a good example of an early worker's cottage, indicative of the living conditions and lifestyle of the late 19th century. It has remained in reasonably authentic form.

History: TS 482 in Waghorne Street was originally a government reserve.⁵⁰⁹ It is not yet known who built this cottage, but it appears in photographs from the 1870s and on maps from the 1880s. It is probable that the land became the property of the Harbour Board when it was established in 1875. The Harbour Board inherited a huge area of land from the government as endowment lands. These were mostly under water,⁵¹⁰ that is they encompassed the whole of Te Whanganui a Orotu, the Inner Harbour, but also a few government reserves.

The cottage was close to the bakery started by Mark Rolls in 1872,⁵¹¹ (see figure 365). In 1896-7 the house was occupied by Thomas Doyle and he was still living there in 1903 next door to the Presbyterian Church.⁵¹² He had moved to the other side of the Presbyterian Church by 1907.⁵¹³ Mrs Mary Doyle (perhaps his wife or daughter-in-law) was living at no. 86 Waghorne Street in 1926.⁵¹⁴

A meeting of creditors was held into the estate of Mark Rolls in 1899 that provides some insight into the lifestyles of many of the people in this area. The meeting was about Mark Rolls' bankruptcy. The amount due to unsecured creditors was £75.5s.6d and the assets were £50. Mark Rolls claimed he had been in business for 27 years and had always managed to pay his way until the Harbour Board began "pressing him". He had leased a Harbour Board section for ten years at a rental of £15 per annum from which he had derived no benefit except a few pounds in rent. He had spent about £80 in improvements. The house was generally let to bachelors who remained for a time and then left without paying the rent. He managed for as long as he could until he asked to be relieved of the lease. The Harbour Board would agree to a transfer but said it could not release him. He was sure that if it had not been for the Harbour Board's actions, he would have been able to carry on. The Deputy Assignee corroborated Mark Rolls statement and said that if it had not been for the Harbour Board's claim of £37.10s the debtor would have been solvent. It was unanimously resolved to grant the debtor all his assets on condition he paid all the costs of the bankruptcy. He was discharged.⁵¹⁵

⁵⁰⁹ Mills, 2007, p 332

⁵¹⁰ Stevenson, H.K. 1977. *Port and People: Century at the Port of Napier*, p. 15

⁵¹¹ *Hawke's Bay Times* 1 October 1872.

⁵¹² www.ancestry.com Wise's Post Office Directory: 1896-7; 1903

⁵¹³ www.ancestry.com Wise's Post Office Directory 1907

⁵¹⁴ www.ancestry.com Wise's Post Office Directory 1926

⁵¹⁵ *Daily Telegraph* 16 June 1899

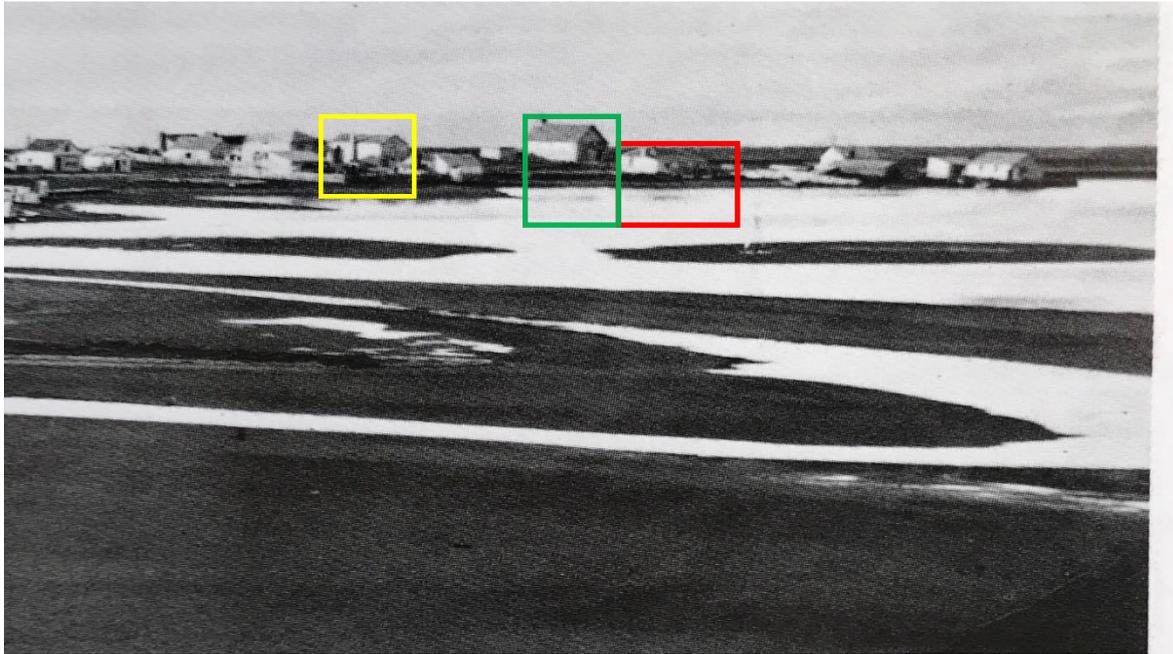


Figure 364 Part of photograph from 1873 showing 82 Waghorne Street (red) and Mark Rolls bakery (yellow), Bethels Chapel (Wilson Hall, 1866) (green). Source: *Port to Port* (from Hawke's Bay Cultural Trust). p. 27

By 1910 George Proctor a fisherman was occupying the house and still there in 1913.⁵¹⁶ He was there in 1920, although described as a storeman. The house was by then numbered 82 Waghorne.⁵¹⁷ In 1926 the house was occupied by William McKenzie, fisherman.⁵¹⁸

From 1986 the house was owned by Anthony Chittenden a schoolteacher and his wife Robin. They transferred it to Lawrence Northe a jeweller in 1997 and he sold to Eleanor Kathryn Knowles in April 1998. She in turn transferred the house to Lise Kathryn Knowles in June 1999 who then sold to Gavin Danks and Kwai Robinson in July 2002.⁵¹⁹

Notable people:

References:

www.ancestry.com

- Wise's Post Office Directory: 1910; 1913
- Wise's Post Office Directory: 1920
- Wise's Post Office Directory: 1926

www.paperspast.natlib.govt.nz

- *Daily Telegraph* 16 June 1899
- *Hawke's Bay Times* 1 October 1872

Stevenson, H.K. 1977. *Port and People: Century at the Port of Napier*. Napier: The Hawke's Bay harbour Board.

⁵¹⁶ www.ancestry.com Wise's Post Office Directory: 1910; 1913

⁵¹⁷ www.ancestry.com Wise's Post Office Directory: 1920

⁵¹⁸ www.ancestry.com Wise's Post Office Directory: 1926

⁵¹⁹ Certificate of Title HBL3/368

Architectural style/description:

This is a very early cottage, a good example of a typical workers dwelling of the 1870s, modest yet with a certain presence in the streetscape. It is characterised by a steeply pitched hipped roof, with a short ridge running parallel to the street, and by a verandah with curved concave roof with a hip at either end. The verandah shelters the central door, with symmetrical double-hung windows on either side; these have 6-paned sashes, indicative of the early period of construction. The simplicity of the design is enlivened by fretwork brackets to the four verandah posts.

Roof cladding is corrugated steel, with plain lapped weatherboards to the walls.

Waghorne Street is a wide flat road with an eclectic mix of buildings, including other cottages; number 82 contributes to the streetscape quality, especially as it sits alongside Knox Church.

Theme: settlement**Hapu/Iwi:****Cultural Connections**

Recommendations To be listed on District Plan