BEFORE THE INDEPENDENT HEARINGS PANEL AT WELLINGTON CITY

UNDER THE Resource Management Act 1991

IN THE MATTER OF the hearing of submissions on the Wellington City Proposed District Plan
(Hearing Stream 2)

Submission of Mt Victoria Historical Society Inc

Submissions 214, FS39

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1. Introduction

1.1 Mt Victoria is unique in Wellington for its high concentration of Victorian and Edwardian wooden dwellings. It is important for its accessibility and visibility, and for the cultural, social and economic stories it tells about the development of Wellington.

It is constantly used in imagery to promote Wellington and has become an iconic view of the city, nationally and internationally recognised, and used in publications from French traveller publication 'Guide Voir', to Air New Zealand magazines, to national newspapers.

2. Spatial extent of Character Precincts in Mt Victoria

2.1 General

Firstly, we thank Wellington City Council officers for reviewing the extent of Character Precincts in Mt Victoria and trying to reach a more evidence-based and, therefore, justifiable and defensible outcome. It is a significant improvement on what was previously proposed.

As officers have stated in the Section 42 report on this matter, the aim was *"identifying areas of concentrated character, based on the Pre-1930's Character Area Review. I consider this provides a strong evidential base for the subsequent identification of the Character Precinct boundaries."*[1]

"Put another way, the spatial extent of the Character Precincts proposed in the PDP does not sufficiently identify consistent concentrations of character, based on the Pre-1930's Character Area Review. . . . . the purpose of MRZ-PREC01,

[1] Item 83, S42A Report Stream 2 – Part 3, Residential Zones – Part 4: Character Precincts Mount Victoria North Townscape Precinct Character Precincts Design Guide Mount Victoria North Design Guide

which describes the Precincts as being mapped "based on the consistency and coherence of character of the houses in these areas", noting that large areas of concentrated character are omitted in the PDP Character Precinct boundaries."[2]

2.2 Council wording around the basis for determining Character Precincts is unclear. On the one hand it says:

> *183. The introduction to the Character Precincts in the PDP, MRZ-PREC01, is clear that the Character Precincts do not intentionally seek to specifically protect historic heritage values.*

On the other hand, it says in the next sentence:

> *Rather, their purpose is to recognise concentrations of consistent character, as informed by the Pre-1930 Character Area Review.* [our underlining]

Character is, therefore, explicitly informed by the history of the buildings. (Some could say that most Character Precincts could also be heritage areas.)

2.3 At the same time, the Council acknowledges that *"the development capacity enabled by the PDP significantly exceeds expected demand, meeting the requirements of the NPS-UD"*[3].

We therefore believe there is room to increase the extent of Character Precincts in Mt Victoria.

2.4 Extent should be based on evidence

We believe that evidence for extending the Mt Victoria Character Precinct areas is strong.

Council officers have the evidence from a number of sources, namely:

Boffa Miskell Wellington City Council: pre-1930 Character Review
Wellington City Council Mt Victoria Heritage Study Report, 2017.

We do not believe the Council has consistently followed the evidence in these reports:

- It is ignored in relation to certain properties/areas for reasons that are unclear e.g. Paterson Street and lower Ellice Street.

- There are also illogical exclusions e.g. 3 houses in Claremont Grove one of which is between a house proposed for heritage listing (20 Austin) and one already listed (3 Claremont) but also not included in the Character Precinct; and another (5 Claremont) adjacent to the already-listed house and a designated Character Precinct on the other side.

[2] S42 Report, Item 86
[3] S42 Report, Item 79

We also endorse Heritage New Zealand's[4] Spatial Plan recommendation that the Character Precinct area be extended. The expert evidence of Dean Raymond submitted to this hearing states:

> *"This [Spatial Plan] submission requested that further areas be considered as character areas, based on the information provided in the 2019 Boffa Miskell report. I note that a substantial proportion of the areas identified in the HNZPT Spatial Plan submission have been included in the additional areas recommended in the 42A report."*

The extended area recommended in the S42A report does not, however, include the Stafford/Port Street & Earls Terrace area; or Lipman/cnr Levy; lower & upper Ellice Street; or 31-41 Brougham Street as recommended in that submission. These are some of the areas we are seeking to have added.

Our submission is based on these three sources of evidence.

2.5 Houses to be added to Character Precincts

We are proposing a list of 104 houses to be added to Character Precincts, as a minimum. They are in areas of high concentrations of primary and contributory properties, have high heritage values and are often contiguous with the proposed revised Character Precincts.

We believe they all meet the criteria for qualifying matters as defined in the Proposed District Plan. (Note: it is important not to put too much weight on the "consistent" criteria of the PDP definition of character. One of the important characteristics of the heritage of Mt Victoria is that historic patterns were often very inconsistent, with two-storey houses originally built cheek by jowl with small cottages and still standing as such.)

2.6 Decision sought

Evidence should be applied consistently, without making compromises for political or other reasons.

The Mt Victoria Character Precincts should be extended to include at least the properties identified detailed in our updated house-by-house list, attached as an Appendix.

3. Transition between Character Precinct areas and 6-storey enabled

3.1 In order to protect the character values of houses in Character Precincts, there should be a 'buffer' or transition zone of three-storey buildings. Allowing 21m or 28.5m buildings up against Character Precincts or the Mt Victoria North Townscape Precinct will destroy the heritage or character from a visual point of view and is also likely to ultimately lead to the degradation and abandonment of such properties.

[4] Heritage New Zealand Pohere Taonga recommended character areas, Draft Spatial Plan submission Appendix 1. (Online submission form ID15185)

3.2 Decision sought

Require a 'transition zone' of Medium Density Residential Zone at least one property wide between any Character Precinct or the Mt Victoria North Townscape Precinct border and a High Density Residential Zone or City Centre Zone.

4. Suburb boundary and Medium Density Residential zoning

4.1 We strongly believe that the lower end of Mt Victoria should not be zoned City Centre and that the geographically and local-authority defined boundary of the residential suburb should be respected.

This area does not meet the definition of Central City Zone in the PDP[5], which states that its purpose *"is to enable and reinforce the continued primacy of the Wellington Central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand's Capital City."*

It is geographically, historically and officially separate from the City Centre and has a strong local suburb identity.

Allowing buildings of at least 10 storeys in this area would:

a) Negate the value of creating Character Precincts adjacent or nearby and, in the long-term, possibly lead to the physical destruction of these as they become unliveable. Moir Street is a particularly egregious example of this; also Lipman and Levy Streets, which should be designated Character Precincts.

b) Wall-off views of the suburb from the inner city.

c) Set a precedent in destroying the integrity of residential suburbs.

4.2 Decision sought

Change the designation of the lower end of Mt Victoria that is currently designated Inner City to Medium Density Residential.

5. MRZ-PREC01-P2 – Restrictions on demolition

5.1 In our submission on the PDP, MVHS asked for a criteria (f) to be added to the factors to be considered in granting approval to demolish, as follows:

> *whether the building is an original dwelling on the site and an important element in the wider heritage context of the area.*

We still believe this is preferable, but would also support Historic Places

[5] CCZ – City Centre Zone – P1 Sch1 - Introduction

Wellington's submission to this Hearing proposing wording of:

whether the building is a distinctive element within the local townscape.

5.2 Historic Places Wellington has also called for amendments to the Item 2 under MRZ-PREC01-P2. We support these because they better align with the purpose of Character Precincts and it is our experience that some owners pursue a course of deliberate neglect in order to force support for demolition.

5.3 Decision sought

Amend the demolition criteria in MRZ-PREC01-P2, as recommended by Historic Places Wellington.

6. Mt Victoria North Townscape Precinct

6.1 We support the addition by WCC of 31 and 33 McFarlane Street to this precinct.

6.2 In its S.42A report, Council officers state that provisions of both the Character and Mt Victoria North Townscape apply[6]. It is essential that the stronger provisions of Character Precincts govern decisions, not the more permissive Mt Victoria North Townscape provisions.

6.3 Decision sought

Amend the introduction to the MRZ so that it is explicit that the Character Precinct has superior status, where there is overlap.

[6] Item 368, S42A Report Stream 2 – Part 3, Residential Zones – Part 4: Character Precincts Mount Victoria North Townscape Precinct Character Precincts Design Guide Mount Victoria North Design Guide

APPENDIX

Properties to be added to Mt Victoria Character Precincts

Ellice Street (lower)

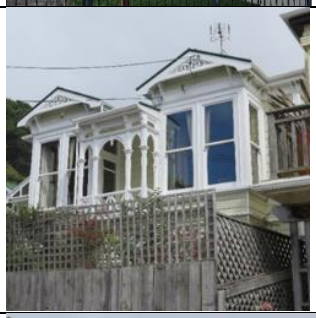
"The area is rare, as a surviving concentration of 19th century workers' dwellings in Mt Victoria. Its special character is derived from the consistency of form and appearance and from the age of the houses, with a number built in the 1870s."
Recommended for protection in Wellington City Council Mount Victoria Heritage Study Report, June 2017.

21		Two-storey seven-roomed villa built by (or for) Edmund Platt in 1879. Platt was a master plasterer and his company, Platt and Sons, worked on a number of important buildings around Wellington between 1890 and 1912. These included the original Central Library (1891) and the Bank of New Zealand Head Office (1900). [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
23		Two-storey cottage was built by Thomas Reeve in 1879. subsequently purchased by James Park, a geologist who was later the director of the Thames School of Mines and professor at the Otago University School of Mines. Elizabeth Airth purchased the property in 1893. She was resident when she added her signature to the suffragette petition submitted to Parliament. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
25		Built by John Matthew Goldfinch in 1879. Goldfinch was an accountant in the Police Department and very involved the Masonic fraternity. In 1886, Harriet Tustin, originally from Yorkshire, who arrived in New Zealand in 1859, purchased the property. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
27		Built by Philip Roberts in 1879. A year after this house was built, Roberts built another house at the rear of the property on the same piece of land. Both dwellings were subsequently purchased by steward George Parkhouse. Most occupants have been working class people. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]

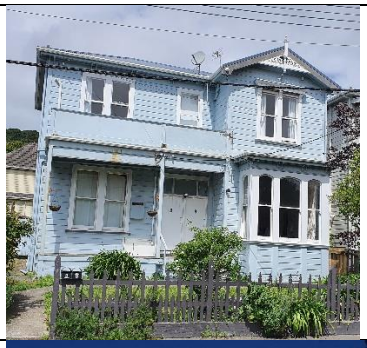
31		Built in 1879 by Alexander Leslie. Thomas Proudfoot, a well-known Wellington businessman and commercial traveller purchased it in 1883 and then soon sold it to Louisa Evans who owned it until her death in 1905. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
33		John Schwartz built this two storey cottage with his new wife, Sybilla, in 1879. A linguist, Schwartz taught evening classes in French and German. He was also involved in an assortment of business projects and went on to become secretary of the Equitable Building and Investment Company. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
35		Ann Luke, wife of Samuel Luke, built this house in 1885. It's history is linked with the neighbouring property at 37 Ellice Street. Both were owned by various members of the Luke family, a Wellington family prominent in local and national politics. Ann Luke sold the house to Samuel Luke in 1889. When the latter died in 1900, Charles Manly Luke owned the property, until Jacobina Luke purchased it the following year. By then Jacobina Luke also owned no.37. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
37		Built 1881 for/by engineer John Luke, who was later Mayor of Wellington between 1913 and 1921. He also was an MP 1908 -11 Liberal party, and later represented Wellington Nth 1918-28. Jacobina owned the property (from 1885) and 35 Ellice, until 1907. Both rewarded: Sir John for his efforts as mayor treating people in the 1918 flu epidemic; Jacobina, a CBE for supporting the 1914-18 war effort thru donated goods and sewing. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
39		Built 1878 by engineer John Gibb and it had several early owners. John McLean purchased the property in 1899, and then he was joined in ownership by George McLean, to whom he may have been related. In 1907 it was purchased by William McLean, who may also have been a relative. William Harrison purchased the property later that same year. Harrison, his wife Jessie and his family occupied the property continuously for the next 79 years. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]

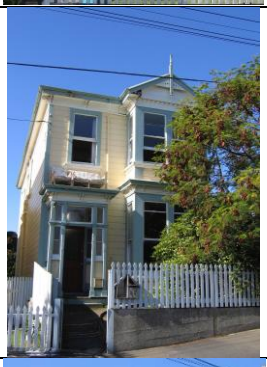
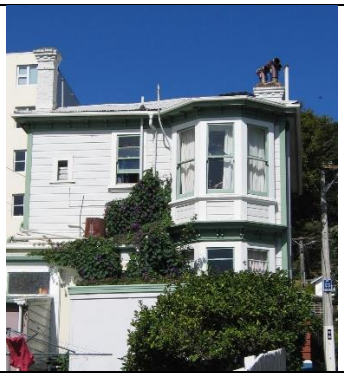
41		Built in 1901 by Mrs Anna Sewell. The Sewell family was already resident in this street, occupying a neighbouring house on the corner of Ellice and Brougham Streets. Husband Thomas Sewell was a clarinettist with the Wellington Orchestral Society, and their eldest daughter Edith gave piano and musical theory lessons at the family residence. When Thomas died in 1900, his widow invested in a new villa in Ellice St, which she rented out. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]

Ellice Street (upper)

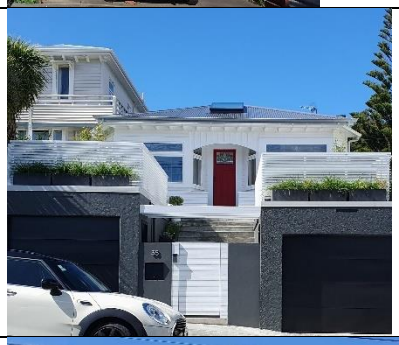
90		House built for T W Bowden, 1895. Architects: Clere, Fitzgerald & Richmond
94		Home to the Davis family (Henry, Catherine, and 2 boys/ 3 girls) from c.1892 until 1979. Henry was a carpenter, additions to front added in 1902. Photo of house in Charles Fearnley's Vintage Wellington. House has evolved from square box+ lean-to kitchen.
96		Little known about this house, but built in 19th century. Alexander & Kate Emily Ferguson bought the property in 1915. Kate Ferguson sold it in 1951.
104		Little known about this house, but built in 19th century. Owned by Henry Kelly, newsagent, early 20th century.

Paterson Street

[145]		Corner Paterson & Brougham [145 Brougham] Almost exactly the same as the day it was built. Harry Kersley, of George & Kersley, Drapers, lived at 145 when it was built, and Henry Lawry. George and Kersley Ltd's Wellington store, 'the Economic', is considered the first department store in New Zealand to hold a Santa 'parade'. In 1905 they invited local boys and girls to come and see 'Mother and Father Christmas' arrive at the railway station.
[151]		Corner Paterson & Brougham St [151 Brougham] Built by H Crump for Henry Robert Lawry, banker, in 1904 Lawry had been the first occupant of 147 Brougham Street before construction of this house. He was born in 1853 at Ihumatao on the southern shores of Manukau Harbour where his father, Reverend Henry Hassall Lawry, was a Wesleyan Missionary. He spent some of his boyhood at Waima Mission Station on the Hokianga before the family settled in Auckland. He joined the BNZ at age 16.
3		Owned and built by DM Owens in 1909. At one stage No. 3 was the manse for the Kent Terrace Presbyterian Church.
5		Owned and built by DM Owens in 1909.
7		Built in 1869, designed by Nicholas Marchant - fancy colonial/ carpenter Gothic style. Marchant designed 26 buildings & structures including the Karori dam and water tower. The house was built for the prominent Wellington merchant, lawyer & MP, (and convicted fraudster - £10,000/ 5 yrs jail), William Waring Taylor. Later owned by Houston Logan, wealthy grocer 1878, Harry Crump 1901, the Catholic church Archbishop Redwood &Father O'Shea 1909. 1989 bought under the Public Works Act for motorway purposes. NOTE: We do not agree with Boffa Miskell's assessment of this property – this is one of the oldest large houses remaining in Wellington and retains a remarkable number of original features (see presentation).

9		Owned and built by Harry Crump in 1902. Crump was a developer. Paterson (originally Lauriston) Street was constructed and owned by Crump, on Wellington College Reserve land in 1900. In 1897, Harry Crump bought the two town acres alongside the road. He then gradually built about 12 substantial dwellings on the land and sold off lots.
11		Owned and built by Harry Crump in 1902.
17		Owned and built by Harry Crump in 1901.
19		Originally a simple rectangle, one of the first houses in Austin St, dating from 1871-1874. In 1874 it was sold by its builder-owner, Mr Storey to Samuel Atkins. The double gable "U"-shaped extension was probably made some time in the very early 1880's. Samuel died in 1917. One of his unmarried daughters lived on in Ettrick cottage until she died in 1945; another daughter, died in 1955 and was the last of the Atkins family to live in the house. This home, therefore, was in the Atkins family for 81 years. Moved to Paterson St from Austin St in 1994 amidst great controversy and as a result of the illegal activities of a developer. On Wellington City Council's Heritage List
[142]		Corner Paterson & Austin St [142 Austin] The house at 142 Austin Street was built by Harry Crump in 1902. Its exterior is still in its original form.

Brougham Street

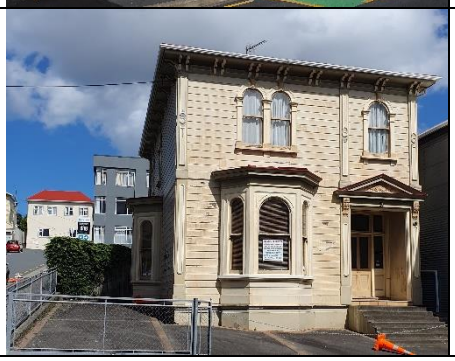
41		Pre-1899 (1899 drainage connection for AJ Cassedy)
39		Pre-1892 (on Thomas Ward map) 1 of two two-storey, 5-room dwellings, drainage connection for Thurston in 1896. Shop and dwelling additions 1901 by Mrs France 1904 "Wanted known Barberdun removes superfluous hair without pain in four minutes. Sole agent – Mrs France grocer's shop, Brougham street" 1904 "Sale of contents of a grocer's, fancy goods, and draper's shop at 29 Brougham street – Mrs France, who is giving up storekeeping. . ."
37		Pre-1892 (on Thomas Ward map) 1 of two two-storey, 5-room dwellings, drainage connection for Thurston in 1896. Still owned by a Mrs ER Thurston in 1970
35		Built 1892 for JA Jacobson, a builder
33		By 1874 Barbara Cochran had a two-storey home for herself and her three daughters built on what is 33 Brougham St today. This replaced the family's first small cottage. After Barbara's death in 1896 Agnes took charge of the family's affairs. She had trained as a nurse, and in 1900 the sisters converted this house into a private hospital. No. 33 Brougham Street remained a private hospital until at least 1956. Today it is the Wellington Women's House. It therefore has a history as a health/welfare establishment for over 120 years.

[1]		**1 Batham Drive** Barbara Cochran had this house completed in 1888, and named it Airlie. In March 1888 she advertised it as new six-roomed house for sale or to rent. In 1917 the Kutners, a Russian Jewish couple, who had escaped persecution in Eastern Europe, purchased it. After Rachel died in 1925 followed by Daniel in 1932, two unmarried daughters lived there together until they both died in 1980. Neil Bromley bought the home in 1981. Much of the house was unchanged from when it was first built. The Bromleys brought the house up to modern standards but retained or replicated as much as possible of the original.
[5]		**5 Batham Drive** Fourth and final house Barbara Cochran had built in this part of Mt Victoria. By 1893 she and her daughters were living in it and renting out the other three houses. Later on it was advertised as follows: *an eight-roomed House in good repair on large section of ground, with balcony, hot and cold water, gas, washhouse copper and tubs; healthy position.*
31		The second dwelling built by Barbara Cochran, in 1874, soon after she finished Banff House at 33, for the purposes of renting out. It was sold by her daughters in the early 1920s to Ada & Francis Jensen and they built the 2 brick garages on the front of the section. It has been considerably modified since but occupies the same footprint as the original (minus lean-to) and is important for the association with the Cochran/Hutchinson family.
15		Built for WE Redstone in 1906 Redstone came to NZ in 1879. In the early 1900s he was Managing Clerk for a firm of sharebrokers. From about 1896 he was Managing Clerk at the firm of AJ McTavish and Co, accountants, land, estate and financial agents, valuators and arbitrators, and quickly became a partner. William and his family were good Methodists. He was also a member of the Victoria Bowling Club in Claremont Grove, just behind his house. Built the year of his daughter's marriage.
13		Built for WE Redstone in 1899. This house was the scene of many an important social occasion. As an example, in 1909 Mrs Redstone held a house bazaar to raise funds for the Methodist Maori Mission.

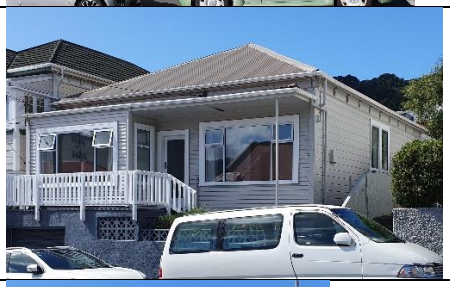
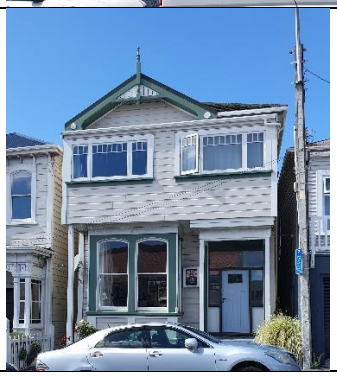
11		Built for Reverend FT Sherriff in 1900, Architect George Schwartz. Schwartz was an important architect who designed many notable buildings in Wellington e.g. Oriental Hotel (later known as the Palace and the Carlton) and Empire Hotel. The latter was a luxury hotel built in 1897 and the hotel's owner paid for Schwartz to make a study tour of Australia to gather the latest ideas in luxury and appointments. Sherriff was ordained an Anglican deacon in 1876 and came to Wellington that year to take up a position as temporary clergyman at the newly consecrated St Marks in Sussex Square. Sherriff was an ardent supporter of the struggle for the eight-hour working day.
9		Pre-1899 (1899 drainage connection J Canelos)
7		Pre-1905 (1905 drainage connection E Morris)
5		Pre-1906 (1906 drainage connection L Taylor)
2		**Built pre-1893** by Robert Sinclair Sinclair started his business as Grocer, Tea-dealer and Provision Merchant, on the corner of Brougham & Majoribanks Sts in 1888. By 1897 he had more than doubled the size of his premises. For a while his trade was purely local, but soon customers came from further afield. The turnover of butter was over 500 pounds weight per week: "For a shop comparatively on the outskirts of the city, this is a very large turnover indeed, and shows the importance of supplying a first-class article." The butter was from the Wairarapa creamery of James Donald. Sinclair was from the Shetland Islands, as were the Donalds. Donald's son used to deliver the butter and take supplies back to the Wairarapa from Sinclair's store and, in due course, he married Sinclair's daughter.

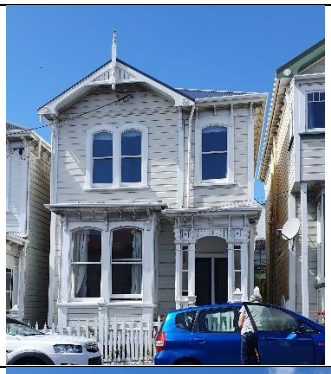
Majoribanks Street

These 2 properties form the corners of Lipman Street. They are highly visible to, and appreciated by, tourists and other visitors taking this most common route up Mt Victoria from the city.

24		Built 1900 for JD Dimond **Dimond and Hart** (Joseph Davis Dimond and Stephen Hart), Photo Enlargers and Importers/ photographers and picture manufacturers. Dimond came to New Zealand in 1893, and was joined by Mr. Hart, establishing the present firm.
20		Built pre 1892 (on Thomas Ward map)

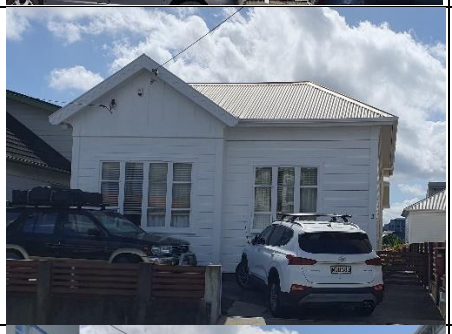
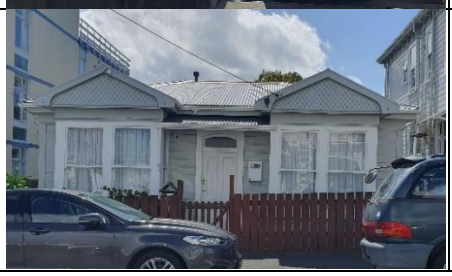
Lipman Street

9		Built before 1897 (1897 drainage connection for Tattle)
7		Built 1900 by Harry Crump (1 of 4) for JD Dimond
5		Built 1900 by Harry Crump (1 of 4) for JD Dimond

3		Built 1900 by Harry Crump (1 of 4) for JD Dimond
1		Built 1900 by Harry Crump (1 of 4) for JD Dimond

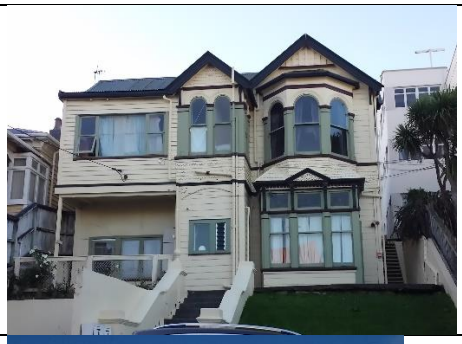
Levy Street

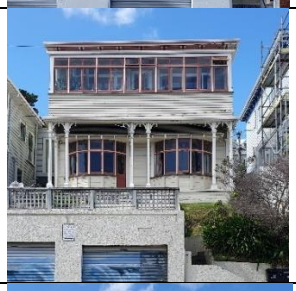
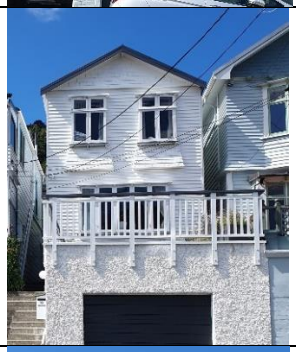
4-6		Built 1883 for Edward Wilson, wine merchant. In 1886, sold to the wife of William Cable. Historical significance for its association with William Cable, who was one of the country's foremost foundry operators and his company made a major contribution to the country's development through its manufacturing work. Cable came to Wellington in 1878 to manage the Lion Foundry for E.W. Mills. In 1883, it became W. Cable and Co. and he built the foundry into a major business. He was a member of the Wellington Harbour Board twice and chairman 1904-05. [see Wellington City Council Mount Victoria Heritage Study Report, June 2017 for more detail]
8		Built pre-1892 (on Thomas Ward map)

10		Built pre-1892 (on Thomas Ward map)
12		Built pre-1892 (on Thomas Ward map)
14		Built pre-1892 (on Thomas Ward map)
16-18		
3		Built pre-1892 (on Thomas Ward map)
7		Built pre-1892 (on Thomas Ward map)

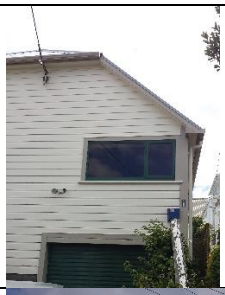
9-11		Built pre-1892 (on Thomas Ward map)
15		Built pre-1892 (on Thomas Ward map)

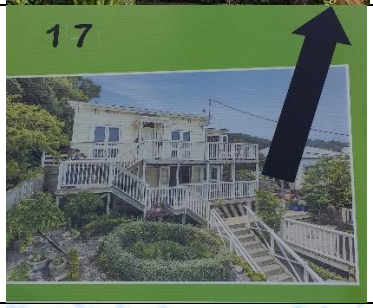
Hawker Street

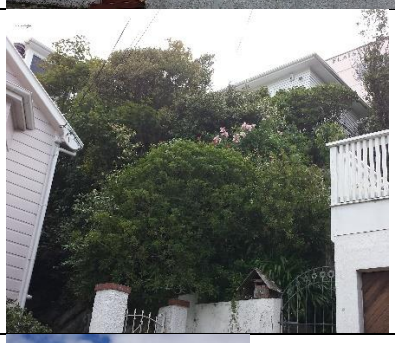
4		Built c1895 Owned by Arthur Dixon from at least 1895 and he had alterations, designed by William Crichton, done in1898. Dixon worked for Sargood, Son and Ewen's, a major clothing manufacturer and retailer in New Zealand, also operating in Australia. After 20 years with Sargood's, in 1907 he left to set up his own wholesale woollens and clothing business with another Sargood's employee.
6		Built c 1896. Pat Lawlor's house Pat Lawlor (1893-1979) was an important figure in NZ literary life in the 1920's, 30's and 40's. A journalist by trade, he organised writers groups, put writers, editors and publishers in touch with one another and championed women writers. He also initiated a ground-breaking New Zealand Authors' Week in 1936. He wrote *Old Wellington Days* and *More Wellington Days*. The house was the scene of a colourful episode in Lawlor's adult life, too. In May 1936, he contacted brought together a number of Wellington writers to collaborate on a murder mystery novel.
8		Built c 1898 (1898 drainage connection Miss Coughy)

10		Built c 1896 (1896 drainage connection Mr Paul)
12		Built c.1896 (1896 drainage connection Donald McLean)
14		Built c.1905 (1905 drainage connection Campbell)
16		Built pre-1928 (adds & alts for Mrs M Oliver 1928)
18		Built c. 1902 (drainage connection Gleeson and Smith 1902)
20		Built c. 1902 (drainage connection Gleeson and Smith 1902)

Stafford and Port Streets

1		The earliest record for this house is 1878/79, when Walter Henry Honour lived here. From 1890/91 until 1918, master mariner George Balding lived here.
2a		Built 1896 for M MacKay - 2 dwellings Normanby Terrace (i.e. 2a Stafford St and 6 Earls Tce). Note also the view from Earles Tce (left) – an important part of the landscape of that streetscape of that street.
3		A new dwelling was built for A Roulston, 1903
5		Built for A Roulston pre-1892 (on the Thomas Ward map). Alex Roulston was a Lumper. The Roulston family lived here from 1896 and until at least 1960.
7		

9		
11		New dwelling built 1910 for Mrs Riggs
13		Built pre-1892 (on Thomas Ward map) Muriel Ross lived here for over 50 years, from 1969, with her daughter.
15		Probably built c.1890 (its builder, Joseph Charlton, was writing to the Council about drainage in Stafford St in 1890 and it is on the Thomas Ward map). Randolph and Elizabeth McGregor bought it from Charlton in 1924. Randolph was a carpenter. One of their daughters, Audrey, spent most of her life at No. 15, only leaving in 1995. She had lived there for 74 years.
17		
19		Built pre-1892 (on Thomas Ward map) Long-term residents included Donald Douglas, silversmith, from at least 1891/2-1900, William Jackson, journeyman saddler 1901-c1905 and Denis McGrath from c1909-1930

21		Built pre-1892 (on Thomas Ward map) by Holmes. It was let to the Aylett family for many years
23		Built c1878 Home to the first Wellington Harbour Pilot, Captain Lancelot Holmes, and his wife. Holmes was possibly the first pakeha child born in the new Port Nicholson settlement. Holmes remained the Pilot until injuries as a result of his work forced his retirement in 1988. He was highly esteemed in Wellington and 14 carriages made up his funeral cortege from 23 Stafford St in 1891. His wife continued living there until 1932.
25		Built 1883/84 Stewart Walker, a shipwright lived there for the first 30 years, until 1914.
27		New house built 1926 for GP Jackson In 1930 Norman Jackson, a cabinetmaker, was living there.
4		Moved onto the site in 1982
4a		Moved onto the site in 1982. Designed 1896. No. 4a and 6 both designed for the same client, in 1896, by Guido Schwartz, an important Wellington architect who designed many houses in Mt Victoria and landmark buildings of the time. He designed, for instance, the Oriental Hotel (later known as the Palace and the Carlton) and the Empire Hotel. [See also 11 Brougham Street]

6		Moved onto the site in 1982. Designed 1897. No. 4a and 6 both designed for the same client, by Guido Schwartz, an important Wellington architect who designed many houses in Mt Victoria and landmark buildings of the time. He designed, for instance, the Oriental Hotel (later known as the Palace and the Carlton) and the Empire Hotel. [See also 11 Brougham Street]
12		Built pre-1892 (on Thomas Ward map) (Unable to be viewed from the street, but has been visited on an 'open home'.)
14		Built pre-1892 (on Thomas Ward map)
16		Built pre-1892 (on Thomas Ward map)

Port Street

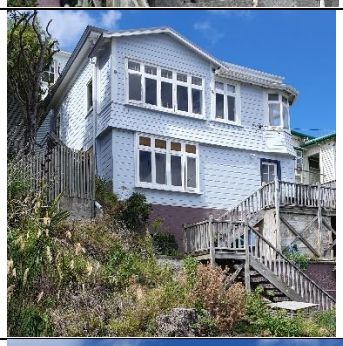
The properties on the Port Street corners of Stafford Street and important to the character of Stafford Street, as well as in their own right.

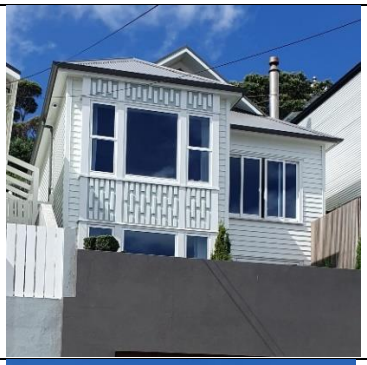
4		Built pre-1892 (on Thomas Ward map)
8		Built pre-1892 (on Thomas Ward map)

3		Built pre-1892 (on Thomas Ward map)

Earls Terrace

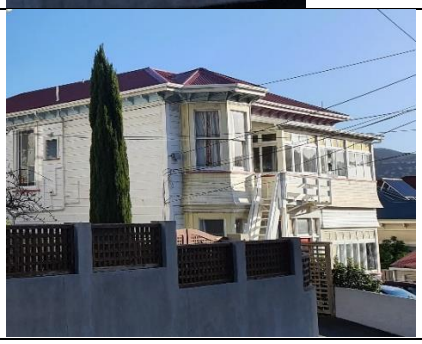
Abuts Vogel Street, which is proposed for a Heritage Area; visible from the city and foreground to Stafford Street. Important for visual character of Mt Victoria – houses stacked on the hill (along with lower Hawker Street and Stafford Street)

4		Built pre-1892 – on Thomas Ward map 1892 Captain Beckstrom was owner in 1894 when additions and alterations were carried out.
6		Built 1896 for M MacKay - 2 dwellings Normanby Terrace (i.e. 6 Earls Tce and 2a Stafford St).
10		Built pre-1892 – on Thomas Ward map 1892
12		Built pre-1892 – on Thomas Ward map 1892

14		Built pre-1892 – on Thomas Ward map 1892
16		New dwelling built in 1902.
18		Built 1879 following formation of Normanby Terrace (renamed Earls Terrace in 1910s) by James Reeves Harris. 1891/1892 changes from James Reeves Harris to Patrick Timothy Murphy, who remained owner until early 1920s.
20		Built pre-1892 – on Thomas Ward map 1892
22		Built c1885
24		Built pre-1892 – on Thomas Ward map 1892

25		Built pre-1892 – on Thomas Ward map 1892

Claremont Grove

1		Built 1905 for W Brown
3		By 1888 the land was owned by Frederick Binns, a photographer. In 1899 he sold the property to Alexander Veitch, a tailor and partner in the firm Veitch and Allan. Currently on WCC Heritage Inventory Ref https://www.wellingtoncityheritage.org.nz/buildings/1-150/57-house-3-claremont-grove?q= for more information
5		Built pre-1892 (on Thomas Ward map)

Bosworth Terrace

5		Built pre-1892 (on Thomas Ward map)