Groups of Heritage Items

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2.1 Napier CBD: Street Name Signs

Schedule number: 
NCC Heritage Group: 

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

Address: Various streets although mainly the intersections on Emerson Street 

Legal Description: road reserve 

Construction date: 1932/3 

Architect/designer: 
Builder: 

Original function/use: Street names 

Original owner: Napier Borough Council 

Current use: Street signage 

Current owner: Napier City Council 

Significance: 

History: 

The street name tiles were placed into the pavement as part of the restoration of the Napier CBD after the 1931 earthquake. The reason for this was because when in early 1932 it was announced all the services would be placed underground to give the town a clean and tidy look there were no longer poles to hang the street names on. This was not satisfactory from a motorist’s point of view because the names could not be seen. \(^1\) 

There were two different styles of street name as shown in Annabel’s thesis on Planning Napier.

\(^1\) Annabell 2012 Planning Napier, pp. 172-3
Figure 1 Two different styles of Street names laid down during the reconstruction of Napier. Source: John Annabell, 2012, p. 206. Photographs by John Annabell taken in 2003 (Hastings Street) and 2010 (Dalton Street)  

Notable people:  

Architectural style/notes:  

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

Hapu/Iwi:  

Cultural connections:  

References  

Recommendations: List on district plan
2.2 Carnell Street, nos. 2, 4, 6, 8, 10, 12 & 14: Art Deco Group

Schedule number: NCC Heritage Group:

Type of site: historic area

Address: Carnell Street nos. 2, 4, 6, 8, 10, 12 & 14.

History: These houses are all part of a subdivision with some lots having been purchased by A.B. Davis, a well-known 1930s builder who built a number of Art Deco style buildings in Napier. The corner house on the street no. 2 he built for himself and no. 4 next door he erected for another member of his family. The third house no. 6 appears to have been built as a ‘spec’ house. He also built the end house no. 14 for Terry King of Greenmeadows. The next two houses nos 8 and 10 were built by H. Faulknor. No. 8 was for Mr G E. Beckett and no. 10 for Mr W.L. Kohlis. The final house in the group was built by Mr Whitehead for Miss C.E. White of Pakowhai. The houses were built between 1936 and 1938.

Architectural style/notes: This group of seven houses make a quite remarkable ensemble of domestic architecture of the 1930s. They vary in style and in matters of detail and decoration, yet they are all carefully designed, and they have a coherence which gives them, as a group, very high aesthetic townscape values.

The self-assured and individual character of each one is described in the following notes.

Recommendations: Schedule the seven buildings, numbers 2 to 14 inclusive, as an historic group on the District Plan.

References:

Napier City Council Property File
Figure 2 View of 2 Carnell Street from Jull Street (above), and around the corner in Carnell Street. Source: Chris Cochran June 2019
**Legal description:** LOT 1 DP 13901 CT: G1/1281

**Construction date:** 1937.

**Building permit:** Includes specification for work and plans (figures 3 & 4)

**Builder & Owner:** A.B Davis & Sons,

**Cost:** £1300

**History:**

**Notable people:** A.B Davis & Sons

**Architectural style/notes:** This is a very good example of a house in the Moderne style, characterised by the generous 9-facetted semi-circular bay windows, the ‘nautical’ style balustrading, the cubic forms of the house with deep eaves, and the geometric patterns of the fence. It is unusual for the time in incorporating a garage into the structure of the house. It is clad in stucco on timber frame, with a hipped roof in corrugated steel. It is a landmark building on the corner of the street, setting the pattern for the buildings further along Carnell Street.

![Figure 3 Plan of 2 Carnell Street for A.B. Davis Source: Napier City Council property File.](image-url)
Figure 4 Plans of 2 Carnell Street which is on the corner with Jull Street. Source; Napier City Council Property file.
Legal description: LOT 6 DP 6410 CT: 99/273

Construction date: 1937.

Building permit includes specification for work and plans (figure 6)

Builder: A.B Davis & Sons,

Owner: R.H. Davis Esq.

Cost: £900

History:

Notable people: A B Davis & Sons

Architectural style/notes: This is a modest single storey bungalow, of neat and tidy form, with the special feature of deep overhanging eaves, also a decorative geometric patterning to the main front room on the right. It has French doors from the living room, and the front door is down the driveway on the side elevation. The building is clad in stucco, with a hipped roof covered now in Decramastic tiles.
Figure 6 Plans of 4 Carnell Street for R.H. Davis. Source: Napier City Council property file.
Carnell Street No. 6

Figure 7 View of 6 Carnell Street. Source: Photograph, Chris Cochran, June 2019.

**Legal description**: LOT 5 DP 6410; CT 168/111

**Building permit**: 19 May 1938

**Builder** A.B. Davis & Sons.

**Owner**: A.B. Davis 2 Carnell Street

**Cost**: £985

**History**:

**Notable people**: A B Davis & Sons

**Architectural style/notes**: This is a second modest single storey bungalow, of neat and tidy form, with the special feature of a wide ‘brim’ encircling the building at about the level of the ceiling, and extending out over the front porch; it has a parapet standing above it hiding the roof. It too has French doors out from a front room, with modern Art Deco figures gracing the glass, and another single door from the adjoining room, and the front door is down the driveway on the side elevation. The building is clad in stucco, and has rounded corners at the front, all adding to a strong Art Deco character.
Figure 8 Plan of house by A.B Davis Source: Photograph by E. Pishief from property file.

**Alterations:**

2006 Alterations for B & M Carrad by Stuart Angus, Architectural design Logan Ave.
Figure 9 Plan of alterations by Stuart Angus. Source: Photograph by E. Pishief from property file

2011 Garage
Carnell Street No. 8

Figure 10 View of 8 Carnell Street from the street. Source: Photograph, Chris Cochran, June 2019.

Legal description; LOT 4 DP 6410 CT: 99/219

Building permit: 12 August 1937 + specifications dated 13 July 1937

Builder: H. Faulknor Ltd., 6a Nelson Crescent

Owner: G.E. Beckett

Cost: £1085

History:

Notable people:

Architectural style/notes: This is a third modest single storey bungalow, of somewhat more conventional design, although the two matching groups of windows to the front elevation have an unusual ‘boxed’ head with brackets holding up the eaves. As for numbers 4 and 6, the front door is down the driveway on the side elevation. The building is clad in stucco, with corrugated steel on the hipped roof.
Figure 11 Plan of 8 Carnell Street by H. Faulknor. Source: Photograph by E. Pishief from property file.

**Alterations:**

1989 B & G Gaudie applied to erect hobbies room less than 1.5m from boundary. Plans by Simpson Design Higgins Street. Neighbour at no. 6 owner Harry Doran who lived at no. 4 signed permission.
Carnell Street No. 10

Figure 12 Number 10 Carnell Street. Source: Photograph, Chris Cochran, June 2019.

Legal Description: LOT 3 DP 6410 CT: 102/10

Building permit: 26 September 1938. Specifications dated 3 August 1938

Builder: H. Faulknor Ltd. 6a Nelson Crescent.

Owner: W.L Kohlis c/- V.J. Langley solicitor

Cost: £1400

History:

Notable people:

Architectural style/notes: This is a fourth modest single storey bungalow, this one of very cubic form with the roof hidden behind a parapet which has a strongly delineated capping. Emphasising the horizontal, there are stripes that run around the building at window level, lining with the horizontal glazing bars of the windows, so the whole composition has a strong Art Deco character. The plan of this house has one of the front rooms standing forward, while again the front door is down the driveway on the side elevation. The building is clad in stucco on the timber frame.

Plans drawn and traced by: S. Jordan 29 June 1938, Faulknor Ltd. Builder & Contractor
Figure 13 Plans of residence for Mr W. L. Kohlis. Source: Photograph by E. Pishief from property file.

Alterations:

1987 Garage
Carnell Street No. 12

![Figure 14 Number 12 Carnell Street. Source: photograph Chris Cochran June 2019](image)

**Legal Description:** LOT 2 DP 6410; CT 95/202

**Building permit:** 22 May 1936

**Builder:** W. Whitehead 4 Hadfield Terrace

**Owner:** Miss C. E. White Pakowhai

**Cost:**

**History:**

**Notable people:**

**Architectural style/notes:** This is the fifth and final single storey bungalow in the group, this one an interesting amalgam of brick (to the front porch) and the front fence, and timber weatherboards with the special feature of a five-faceted bay window to the living room on the left. The roof of this house is of low pitch, of hipped form, and covered in corrugated steel. It sits low to the ground, giving a comfortable bungalow style feel to the house. The front door is again down the driveway on the side elevation, although the two front rooms open out onto the verandah.
Figure 15 Front elevation of 12 Carnell Street. Source: Photographed by E. Pishief from property file.

Figure 16 Plan and details of 12 Carnell Street. Source: Photograph E. Pishief from property file

**Alterations:**

1973 Garage for D. Franklin
Carnell Street No. 14

Figure 17 14 Carnell Street. Source: photograph Chris Cochran June 2019

**Legal Description:** LOT 1 DP 6410; CT 95/203

**Building permit:** date 14 August 1936. Includes specifications and plan (figure 316)

**Builder:** A.B. Davis & Sons.

**Owner:** Terry King, Avondale Road, Greenmeadows.

**Cost:** £950

**History:**

**Notable people:** A B Davis & Sons

**Architectural style/notes:** At the western end of the group, a second two storey house anchors the group of seven houses; although not as extravagant as the one at the other end, number 2, it shares some of its characteristics, including deep eaves, hipped roof in corrugated steel, and plain stuccoed wall surfaces. It has a simple flat-roofed porch over the front door, hung from the wall above, and a garage incorporated into the structure on the left side.
Figure 18 Plans of 14 Carnell Street Source: Napier City Council Property File.

Alterations:

Recommendations: This is a very special group. Schedule as a significant group
2.3 Holt’s Lane Group

Schedule number: NCC Heritage Group:

Type of site: historic area

Addresses: 17 Sealy Road; 502 and 504 Shakespeare Terrace; 12 and 14 Cameron Road.

History

Robert Holt was born at Oldham, Lancashire, England, probably in 1832 or 1833, the son of Thomas Holt, a millwright, and his wife, Sarah Leach. He served his apprenticeship as a joiner and patternmaker, later working in the Lancashire cotton industry as a millwright. Depressed conditions in the industry prompted him to emigrate to New Zealand. He arrived on the barque William Watson at Auckland on 8 February 1859.2

After travelling by coastal schooner to Napier, Robert Holt worked there as a carpenter, joiner, builder and, concurrently for a time in the 1860s, an undertaker. Tall, sinewy and bearded, he played the cello and was a committee member of the local choral society. Holt served in the Napier Rifle Volunteers and was a participant in the attack at Omarunui in 1866 on a group of Māori who were thought to be a Hauhau war party advancing on Napier. In 1874 he was rewarded for his military service with a 63-acre Crown grant at Ruataniwha.3

On 4 December 1860 at Napier, Holt married Elizabeth Marshall, a Scot who had also emigrated on the William Watson. Their children were:
1862 - John
1864 - Sarah Leach
1866 - James
1868 - Elizabeth Gordon
1871 - Robert
1872 - Lilian Mabel?4

Although reputed to have arrived in New Zealand with only a half-crown to his name, by August 1868 Holt owned a freehold section in Napier.5 By August 1869 Holt had purchased in Napier two sections and a site for his business. After reselling one section to the Union Bank of Australia he was able to recoup his original outlay. About 1872 he relocated his business from Emerson Street to Hastings Street and installed a steam-powered sawmill. By 1880 he had further expanded his operations to include a second steam sawmill at Port Ahuriri. He sold kauri imported from Auckland as well as rimu, totara and kahikatea. These woods were machined into a wide range of end-lines such as tongue-and-groove flooring, house blocks, posts, palings and scantling. The 1880s were a decade of growth and expansion for Holt's business. He built St Patrick's Church in Napier, St Andrew's Church in Port Ahuriri and the new Anglican church in Hastings designed by Christchurch architect C. J.

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3 Roche
4 https://www.findagrave.com/memorial/200130914
5 Roche
Mountfort. In 1882 he won a timber contract to supply the Public Works Department in Napier but otherwise his work was entirely in the private sector. By 1882 Holt owned land in Napier to the value of £8,150 as well as 307 acres in Waipawa county valued at £984. For many years he was a committee member and trustee of the Hawke's Bay Permanent Building and Investment Society and the Napier Land and Building Society.  

He established new premises on a two-acre site in Thackeray Street, Napier, close to the railway station, and erected a sawmill at Piripiri near Dannevirke in 1886. By 1905 the Piripiri mill employed 22 hands cutting rimu, matai and totara destined for house construction in Napier and Hastings. A further sawmill was built at Kereru in 1908. Following a fire at B. L. Knight's in 1897, Holt purchased this rival Hastings firm. The premises were situated opposite the railway line, giving Holt a more central location from which to serve the Heretaunga plain with timber, firewood and coal. His son, John Holt, formerly assistant manager of the Napier branch, became the new manager. Holt's Napier mill and factory by 1905 employed 60 staff resawing logs from his Piripiri sawmill and other local sawmills; the timber sawn was used locally for house construction and shipped coastwise. Around 1910 the firm began trading under the name of Robert Holt and Sons. Holt was a member of the Wellington Timber-merchants' Association from at least 1907 and his mill was a party to various award rulings of the Court of Arbitration from that time. He did not, however, attend timber industry conferences and meetings. He was preoccupied with his successful family firm which included his two brothers, James Albert and Walter, and sons John, James and Robert.  

Robert Holt died at Napier on 21 June 1909; his wife, Elizabeth, died on 24 May 1913. After Holt's death, his sons John and Robert took over as joint managing directors. The firm became a limited liability company in 1929 and in 1971, by now public, merged with Carter Consolidated to form Carter Holt Holdings.  

Architectural style/notes: This group of five houses are not related stylistically. They share the unusual attribute of having been built by the same contractor, and they have some similarities (such as similar weatherboarding, finishing details and joinery), but otherwise they are quite distinct in their forms and plans. They have some visual connections, especially 12 and 14 Cameron Road, which make a very compatible pair, but otherwise they do not read together as a coherent group. The connection is one of proximity and history. 

Note however, that all buildings have individual qualities that make them interesting in their own right and worthy of heritage status. 

The individual character of each one is described in the following notes. 

Recommendations: Schedule the five buildings as an historic group on the District Plan.
References:


Hastings Standard. 21 June 1909 Obituary


Napier City Council Property File

Figure 19 extent of Holt’s Lane Group: 17 Sealey Road; 502 & 504 Shakespeare Terrace and 12 & 14 Cameron Road. Source: Napier City Council property on-line.
Figure 20 Part of Bowman Plan c. 1882-5 showing 17 Sealy, (red) 14 Cameron Road (blue) and 504 Shakespeare Terrace (yellow).
Address: 17 Sealy Road

Figure 21 Side elevation of 17 Sealy Road (above) and the interesting roiefscape of the house (below). Source: Chris Cochran June 2019
**Legal Description:** LOT 3 DP 5123 0.1075 ha. CT C1/62

**Construction date:** 1876

**Builder:** Robert Holt

**History:** This house was built in 1876. The current owner Tom Allen found a signature in pencil on one of the roof trusses with the date 1876 beside the signature Wright, presumably one of the carpenters for Robert Holt. The house was apparently built as a wedding present for one of his daughters.

A building permit in the name of Mrs Oliver Dean was issued on 31 March 1928 for alterations to the house on Lot 2 SS 61. The builder was R. Holt & Sons and the cost of altering the dwelling was £550. The Rev. Oliver Dean died on 1 July 1933 and is buried at Park Island cemetery Napier in Block 18 Plot 38 Anglican portion. His spouse was Sarah Leach Holt who died on 30 August 1939. Their loved daughter Winifred Dean (stage name Wayne) died on 27 December 1987 aged 85. She was the sister of Doris Bisley and the late Leonard, Kenrick and Mona.

The Rev. Oliver Dean was vicar of St Andrew’s Port Ahuriri from 1890 until 1917. Sarah Leach Holt married Oliver Dean in 1890. She had been born in New Zealand in 1864 the daughter of Robert Holt and Elizabeth Marshall. In 1896 Oliver Dean, clergyman, Church of England, and Sarah Leach Dean were living at Park Road. In 1919 the Rev. Oliver Dean, Sarah Leach Dean (domestic duties) and Mona Bickerstaffe Dean (spinster) were living in Park Road Napier. By 1930 Oliver and Sarah Dean were living at no. 11 Sealy Road although they had still been at Park Road in 1926. Jas Holt (R. Holt & Sons) was living at no. 5 Sealy.

In 1972 Mona Bickerstaffe Dean, retired, was living at 17 Sealy Road. She had been born in July 1893. In 1947 she was living at 11 (17) Sealy Road as Ms Mona Dean. However, she is also to be found in the Palmerston North/Whanganui area between 1935 and 1954 being described variously as music teacher or spinster. It is possible that she owned the house but did not live in it all the time. She also travelled to Europe at various times. In 1932 she returned from the United Kingdom on the Rotoma. In 1950 she went to London on the

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10 Pers comm Tom Allen. 4 February 2020
11 Index of Building Permits held MTG Hawke’s Bay prepared by Peter Bloomer.
12 https://www.findagrave.com/memorial/193202445/oliver-dean
13 https://www.findagrave.com/memorial/193202517/sarah-leach-dean
15 Watson Rosevear, Waipu: the Story of a Diocese, p. 223
17 https://www.ancestry.com.au/ New Zealand Birth Index
23 https://www.ancestry.com.au/ New Zealand Birth Index
In February 1959 she left Tilbury UK on the Himalaya bound for Auckland.\(^{27}\)

Leonard Widlake Dean was born about October 1891.\(^{28}\) He enlisted with the rank of trumpeter with the Field Artillery and embarked with the Main Body in 1914.\(^{29}\) In 1919 he died, leaving bequests to his sisters, brother and father. His mother Sarah Leach Dean was his executor. He left his sister Doris Dean £100; his sister Winnie Dean £75; his brother Kenrick Holt Dean £75 and he gave to his sister Mona Bickerstaff Dean “all my interest in my “whare” situate in the Sailing Club grounds West Shore”. He gave his brother Kenrick Holt Dean his half share in the sailing boat “The Edith” as well as his share of all the gear and appointments “thereto attached and required.” He also bequeathed all his personal effects and clothing to Kenrick. He gave the rest and residue of his estate to his father Oliver Dean.\(^{30}\) Leonard had been a clerk, but at his death was a lieutenant in the New Zealand Expeditionary Force, No. 2/438.\(^{31}\) He was killed in action in October 1918.\(^{32}\)

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\(^{26}\) UK and Ireland, Incoming Passenger Lists, 1878-1960

\(^{27}\) UK and Ireland, Outward Passenger Lists, 1890-1960

\(^{28}\) www.ancestry.com.au NZ Births

\(^{29}\) NZ Army WW1 Nominal Rolls Vol. 1. 1914-1915

\(^{30}\) Archway probate record for Leonard Widlake Dean.

\(^{31}\) Affidavit attached to Will

\(^{32}\) www.paperspast.natlib.govt.nz/ Freelance 10 October 1918
Kenrick Holt Dean was born about July 1895.\textsuperscript{33} He also enlisted in the army in 1917 as part of the Medical Corps. He was a corporal and a medical student.\textsuperscript{34} In 1919 he was attending Otago Medial School.\textsuperscript{35} He and his wife Mavis (whom he married in 1925)\textsuperscript{36} were living in Palmerston North in 1938 when he is described as a medical practitioner.\textsuperscript{37} He died on 30 October 1987 and is buried in the Otaki Public cemetery.\textsuperscript{38}

**Notable people:** Robert Holt, Oliver and Sarah Dean, Mona Dean

**Architectural style /notes:** This house cannot presently be described, as it is quite discreet from Sealy Road. It does have an unusual roofscape, with the three hipped forms making an interesting pattern. The corrugated iron fence ties in nicely with the roof cladding.

**Address:** 502 Shakespeare Terrace

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33 NZ Births  
34 NZ Army WW1 Nominal Roll 1917 no. 3/3558  
35 NZ Electoral Roll Dunedin West  
36 NZ Marriage Index  
37 NZ Electoral Roll 1938  
38 [https://www.findagrave.com/memorial/124545307](https://www.findagrave.com/memorial/124545307)
Legal Description: PT LOT 27 DDP 47 0.1581 ha. CT A2/539

Construction date: c 1920s

Builder: Robert Holt

History:

Notable people: Robert Holt

Architectural style /notes: This house has a commanding site with three street frontages. It is a large villa, with corner bay windows, verandah, and a prominent central porch with a neatly decorated gable roof sheltering it. It is clad in wide rusticated weatherboards, has double-hung windows, and a high hipped roof clad in corrugated steel.

It sits near the middle of a large section, and can be seen from all sides, making it a prominent townscape feature.

Address: 504 Shakespeare Terrace

Figure 24 504 Shakespeare Terrace. Source: Chris Cochran June 2019

Legal Description: Lot 2 DP 10656, 0.1461 Lot 4 DP 10656 0.060 ha. CT A2/739
**Construction date:** c. 1860s + many additions especially in 1990s

**Builder:** Robert Holt

**History:**

**Notable people:** Robert Holt

**Architectural style /notes:** This house too, behind and to the north-west of 502 Shakespeare Terrace, is a large villa, of early date, with a verandah wrapping around the east and north elevations; the verandah is an elegant structure with paired and tripled posts and ornamental brackets. A bay window with double-hung windows, coming forward from an ornamented gable end, makes an attractive front elevation looking out to the east. The roof is generally of gabled form, clad in corrugated steel; new rooms have been built into the roof.

The house sits in a large section, and unlike its neighbour, it is very discreet in the townscape. The house was considerably altered in the 1990s.

**Address:** 12 Cameron Road
Legal Description: PT LOT 1 DP 7473 0.0601 ha. CT K2/223

Construction date: 1890s/1900

Builder: Robert Holt

History:

Notable people: Robert Holt

Architectural style /notes: This is a handsome house of the late 19th century, two storeys high and of bay villa form, with a prominent gable coming forward on the left side of the main (south) elevation. This forms the end to a single storey verandah which has a hipped roof at the other end and lovely decorative work between the posts. It has decorated barge boards and elegant finials on the apex of the gable ends. Cladding is rusticated weatherboards with corrugated steel on the roof. It is an authentic building of the period, retaining all significant exterior elements to its front elevation.

The house contributes to an interesting collection of buildings on the hillside above Cameron Road.
Address: 14 Cameron Road

Legal Description: LOT 2 DP 7473 0.0726 ha. CT 121/96

Construction date: 1860s/70s

Builder: Robert Holt
History:

Notable people: Robert Holt

Architectural style /notes: This is a very handsome house of the early period, 1860s/1870s, two storeys high with gently curving timber fretwork and elegant finials decorating the gable ends. Two splayed bay windows are special features, each with three double-hung windows with single glazing bars. A small verandah on the south-west side has decorative fretwork brackets. Cladding is plain lapped weatherboards with corrugated steel on the roof. It is an authentic building of the period, retaining all significant exterior elements in its main elevations.

The house occupies a wedge-shaped corner site between Cameron Road and Holt’s Lane, a landmark amongst a group of compatible houses.

Recommendations: Schedule as a group
2.4 Kennedy Road nos. 106-144a; Douglas McLean Avenue, nos. 28-29
Marewa Shopping Centre

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: 28-29 Douglas McLean Avenue, 106-144a Kennedy Road

Legal Description:

Construction date: 1950-51

Figure 27 Location of Marewa Shopping Centre, 28-29 Douglas McLean Avenue, 106-144a Kennedy Road, via https://www.gis.napier.govt.nz
Figure 28 Location of Marewa Shopping Centre, 28-29 Douglas McLean Avenue, 106-144a Kennedy Road, via https://www.gis.napier.govt.nz

Figure 29 Marewa Shopping Centre from the northern end, looking along Kennedy Road. Source: Chris Cochran June 2019
Architect: Builder:

Original function/use: Shops and businesses

Original owner:

Current use: Shops and businesses

Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary: The Marewa Shopping Complex is a modest example of the Moderne style of architecture, a long and low collection of buildings that nevertheless read as one because of the unusual co-operation between leases working to agreed architectural parameters. It has strong historical and social values for its immediate post-war construction to support a rapidly growing urban population.

History:

Marewa is notable for being established shortly after the 1931 earthquake. Being initially planned out in 1934, it was the first of several other new suburbs. These suburbs looked at overseas planning trends to try and make highly liveable modern suburbs. Influences included the Garden City movement, emanating initially from Britain, and the American strip mall concept. This was a product of the automobile age, which New Zealand had well and truly entered by the 1930s. In 1929, New Zealand had the second highest ratio of cars to people, with one car for every ten people (the United States had one for every five).\(^{39}\)

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The shopping centre in its modern vehicle-focused form was strongly shaped by the Park and Shop complex in Washington, D.C., and Marewa planners looked to this example for inspiration.\textsuperscript{40}

Initial discussions about a shopping centre in the 1930s came to a halt due to the Second World War, and it was not until 1946 that an initial plan was drawn up for the complex. John Annabell notes in his thesis Planning Napier 1850-1968 that some shop spaces were leased, built and opened in 1950, but the majority were opened over the course of 1951.\textsuperscript{41} Lessees were required to build their own premises, and to adhere to the same front façade and verandah layout that visually unifies the entire block. Early visions for the shopping centre incorporated a theatre at the north east end, and an automobile workshop at the south west end: only the garage ended up being built, with two-storey shops (featuring a clock on the exterior Kennedy Road – Douglas McLean Avenue corner) taking the theatre’s place. The automobile workshop has since been demolished.

Aside from removal of the workshop, the form of the Marewa Shopping Centre remains the same as it was when first constructed. The complex’s success led to town planners allowing for smaller shopping centres being built later along similar lines, in Onekawa and Maraenui.

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\textsuperscript{41} ibid
Figure 32 The completed Marewa Shopping Centre can be sighted in a number of aerial photographs taken by Whites Aviation in November 1958. They show that only the former garage (at the righthand end of the Shopping Centre in the image) has been altered, having been replaced by a multi-storey building, and a shop. Credit: Fertilizer Works, Napier City, Hawke’s Bay Region, November 1958, cellulosic film negative, Whites Aviation Collection, Alexander Turnbull Library, https://natlib.govt.nz/records/32057622.

Notable people:

Style/description: The Marewa Shopping Centre is noteworthy as a co-operative development of a number of leasees, each building to an agreed formula, so that although there are small differences, each part of the complex adheres to a uniform style, best described as Moderne. The style is characterised by broad horizontal lines and proportions, streamlined rounded corners, and often subtle decorative features such as horizontal banding.

The Marewa complex exhibits all these features. It stretches for almost the whole of the block between Douglas McLean Avenue and Nuffield Avenue, mostly single-storey with a long and uniform horizontal parapet. The roofs are hidden behind this parapet. The important ‘anchor’ to the block is the two-storeyed section at the northern end which consists of four shops, the corner one providing a landmark at the important junction of Kennedy Road and Douglas Mclean Avenue. This has the distinctive curving corner and horizontal bands of windows to the top storey offices; it also stands forward from the main line of the block, emphasising the corner. There is a deep verandah sheltering the fronts of all the shops, again with a fairly uniform horizontal fascia, and a long line of angle parking giving easy access to the shops; the provision of parking is an indication of the growing popularity of the motor car.

Alterations:

Theme: Business/commercial/retail, social

Hapu/Iwi:

Cultural connections:

References:

2.5 Milton Road, nos. 41-47a: Milton Road State Flats (former)

Schedule number:  
NCC Heritage Group:  

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

Address: 41, 43, 45, 45a, Milton Road; 47-47a, Milton Road

Legal Description:
- 41-43: LOT 2 DP 26365; 45-45a: Lot 1 DP 26365; W1/908
- 47-47a: LOT 11 DDP 47, 0.1011 ha. CT J4/1198

Construction date: 1944 (?)
Figure 33 Nos. 47 and 47a Milton Road, the upper two-unit block. Source: Chris Cochran May 2019

Figure 34 Nos. 41, 43, 45 and 45a Milton Road, the lower four-unit block. Source: Chris Cochran, May 2019
Figure 35 41-47a Milton Road. Source: Napier City Council property on-line

Figure 36 Location of 41-47a Milton Road State Flats, via https://www.gis.napier.govt.nz

**Architect:** Government Architect’s Office

**Builder:**

**Original function/use:** Housing

**Original owner:** Government

**Current use:** Housing
Current owner:

Significance: Aesthetic, architectural, historical, social.

Summary:
These units are typical of those many thousands of State houses built the Labour Government after its election in 1935. This programme had an enormous impact on the lives of New Zealanders, whereby the Government built and made available to poorer families well designed and well-built houses and flats such as these ones in Milton Road. Their design is typical of the time, and examples can be found still in many parts of New Zealand; here in Napier, they are important structures in the life and social well-being of the city.

History:
The land on which these flats was built was originally Suburban Section 61 granted to John Roy Civil Engineer in 1860. By 1869 this land was owned by Robert Holt who also had the freehold of SS 62 and several other pieces of land—part of section no. 231, a subdivision of Lot no. 2 and part of Town Sections 214 and 215 in Emerson Street. SS 62 had originally been granted to H.B. Sealy. This area is known as Holt’s Quarry and it has been quarried so it is likely that the land was purchased when the quarrying had finished.

The Workers’ Dwellings Act 1905 enabled state houses to be built for inner-city workers to rent. The Prime Minister, Richard Seddon thought a higher standard of living would be possible if the state took over from ‘greedy’ city landlords. Several hundred homes were built but the project stopped in 1919 because rents were too high. After World War I the Railways Department set up a factory at Frankton, Hamilton, building pre-cut houses from local timber to provide for the high demand for houses. Whole suburbs of railway cottages were built at Frankton, Moera, Lower Hutt and elsewhere. The Government decided private companies could build the houses at less expense, which effectively stopped the programme. However, lenient state lending in the 1920s, which allowed workers to borrow 95% of the cost of a house, caused a housing boom, which dropped off with the Great Depression of the 1930s. The first Labour Government, (1935) led by Michael Joseph Savage, loaned money for private house purchases and built a great number of state rental houses. The 5,000th state house was built in 1939. There were 400 architecturally designed plans with no two homes being exactly alike.

By February 1939, 57 state houses were being completed each week with the prospect of 70 per week by the end of the year. There were 10,000 applicants on the waiting list, so the completion rate was still too low. Although building continued during the first part of the war the threat from Japan in 1942 meant house construction virtually ceased while resources were redirected towards the fight in the Pacific. With the hope of victory in 1944 the building programme began again, but the gap between supply and demand had grown and was exacerbated by the government’s decision to reserve half of all new state houses for servicemen.

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42 Napier Crown Grants, archives of P.H.E. Bloomer.
43 Electoral Roll Napier 1869. Hawke’s Bay Herald, 20 July 1869
45 Ben Schrader, 2005. We Call It Home: A History of State Housing in New Zealand. p. 41
There is very little information available in the property files for these old State Flats, but a drainage plan dated 29 June 1944 indicates that they were constructed about this date. This would fit in with the return to building in 1944 after the period of stagnation while the war in the Pacific was the government’s focus.

The government built several large scale modernist blocks of flats in the late 1930s and early 1940s, such as the Centennial Flats in Berhampore, designed by the Government Architect Gordon Wilson (opened in 1940) and three large blocks two in Auckland, The Symonds Street flats (Friedrich Neumann—Fred Newman) and the Greys Avenue flats (Gordon Wilson), both opened on the same day in 1947, and the largest, the Dixon Street flats in Wellington also designed by Wilson in the International style. But the government was aware that blocks of flats represented a European model of urbanisation that did not fit the suburban pattern of the rest of the country. Apart from two tower blocks erected in Auckland and Wellington in the late 1950s all other state flats have been small scale and low-key.

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47 Schrader, 2005, p. 104
48 Schrader, 2005, pp. 105-6
Figure 37 Plan of Drainage approved by E. Grant 29 June 1944. 47 and 47a Milton Road. Source: Napier City Council property file 1944-1944 - General Building Information.pdf

There is another plan attached, but this appears to belong to 1982, or later, when the car ports were erected (figure 315). In 1982 the Housing Corporation added carports to the frontages of the State Flats built on Milton Road.\(^{49}\)

\(^{49}\) Napier City Council building file.
Figure 38 Drainage Plan for 47 and 47A that appears to be after the car ports were built. Source: 1944-1944 - General Building Information.pdf in Property File.

Figure 39 Drainage Plan for 41, 43, 45, and 45A Milton Road. Source” Napier City Council property file.
Figure 40 Arrangement of carports. Source: Napier City Council building file

Figure 41 Street elevation showing carports to be erected. Source: Napier City Council building file.

Figure 42 Detail of carports. Source: Napier City Council building file
Notable people:

**Style / Description:** These are two blocks of State-built units, constructed as part of the Labour Government’s housing programme following their election in 1935. The upper block (47 and 47a Milton Road) is two units, while the lower one (41, 43, 45 and 45a) is four joined units. The units run seamlessly together, so that they read at first glance as large single houses; closer inspection shows individual porches and front doors to each unit.

They are well-built, timber-framed structures, with the unusual device of being clad in stucco up to the windowsill level of the first-floor windows; above this line the cladding is plain lapped weatherboarding. The window joinery is timber with casement sashes. The upper block has a gabled roof, with a stepped down portion at the right-hand end, while the lower block has a high hipped roof, both being clad in tiles. The porch roofs are gabled and clad in tiles too, and they form a nice pattern along the otherwise straight front façades.

Milton Road is quite steep at this point, and the two blocks step down the hill; despite the fall in the land, the larger block has a horizontal form. The buildings are near the outside of a gentle curve in the road, so although set back, they are highly visible in the streetscape.

Note: Interiors not inspected.

**Alterations:** 1982 Carports added in all six front yards.

**References:**


Napier City Council Building File: 1944-1944 - General Building Information.pdf


**Theme:** State housing – flats.

**Hapu/Iwi:**

**Cultural connections:**

**Recommendations:** Schedule as a group
2.6 Seaview Terrace: nos. 1, 2, 3, 4, 4A, 5 & 6

Schedule number: NCC Heritage Group:

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

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

Address: 1, 2, 3, 4, 4A, 5 & 6 Seaview Terrace

Figure 43 The seven houses on Seaview Terrace. No date. Source: Old Napier Facebook Page.
Figure 44 The photograph shows Herschell Street, Napier looking towards Bluff Hill. Private homes including most of those along Seaview Terrace can be seen on the hill in the background. Source: Collection of Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, no. 70654
Figure 45 Part of extent of Seaview Terrace Group. Source: Napier City Council property on-line

Figure 46 Extent of 5 Seaview Terrace Girls’ Friendly Society Lodge. Source: Napier City Council property on-line
Figure 47 Extent of 6 Seaview Terrace. Source: Napier City Council property on-line

**Significance:** Aesthetic, historic, social, landscape (group)

**Summary:** Individually, these building are all important as authentic examples of large well-built city houses of the 1890s; in a collective townscape sense, they enhance each other to create a 19th century townscape of national importance. They have historic importance too, for the light they throw on the development of the residential surrounds of the city in the late 19th century, and socially for the wide array of owners and occupiers up to the present day. No. 5 has additional historic and social value for its connections with the Anglican Girls’ Friendly Society movement throughout New Zealand, Australia and England. No. 6 is an early cottage/bungalow from 1915.

**History:** 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 age of DDS 427 is c1890s. In 1891 Baker & Tabuteau, land agents, had building sites for sale in Brewster Street.50

The early owners or occupants of the individual houses are generally difficult to untangle without access to the early certificates of title (most of which were burnt in the Napier Earthquake of 1931) and street numbers (a later development associated with the growing township). Moreover, the numbers of people occupying the houses range from fewer than the number of houses to more suggesting the houses may sometimes have been used as rental accommodation or people took in boarders to supplement their incomes. Sometimes the same

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50 *Daily Telegraph* 23 April 1891. p. 3
people are present in the directories but in a different order from the year before which may be a mistake on the part of the directory or indicate that people shifted from one house to another.

In 1895 Edward R.C. Bowen was one of six people recorded living in Sea View Terrace. From the Marine Parade these were: Alfred C. Norris, Anthony Garstin, Railway Traffic Manager, Sydney Hoben, E. R.C. Bowen Collector of Customs, Mrs Mary Reeve and Mrs Allison Anderson. E.R.C. Bowen was appointed an Emigration Officer at the port of Napier in 1892. He later moved to Cameron Road and died in 1928.

In 1897 Miss Heath of Seaview Terrace advertised that she would commence dancing classes after Easter. The Adult Evening class would be held in the High School Gymnasium on Wednesday 31 April from 7.30 to 9.30pm and the children’s class would be held in Miss Sutton’s Room on Saturday 24 from 10.30am to 12pm.

There were only four people listed in the 1898/99 Directory: Jourdine, Miss Ellen Heath, Mrs Clara Ford and Edward R.C. Bowen collector of customs.

In 1901 the people living in Seaview Terrace were Charles A. Vautier, Edward Evans of Davis and Evans, Miss Ellen Heath, Edward R C Bowen, Francis McGovern JP and inspector of police, and Mrs Emma Robinson. Miss Heath was still living in Seaview Terrace in 1902. Other people were—from the Marine Parade: George Kelly, David Ogilvie, Miss Ellen Heath, Edward R Bowen, Collector of customs, Mrs Mary Dewes and Mrs E. Robinson who was the proprietress of ‘Parawai’.

In 1904 the people living in Seaview Terrace were— from the Marine Parade: Graham Foreman, ironmonger’s assistant, Francis William Triggs, manager for A. Clarke & Co., Mrs Mary Dewes, Edward Rhaimes Courtenay Bowen, collector of customs, and Mrs Mary Elizabeth Mitford Taylor.

The people living along Seaview Terrace in 1907 were (from the Marine Parade): Sydney White, mercantile clerk; Cecil Wright, clerk; Graham Richard Foreman, ironmonger’s assistant; George Bong [or Long]; Francis William Triggs, manager of Clarke & Co.; Mrs Mary Dewes; Edward R.C. Bowen, collector of customs; William Stewart Ross, clerk and Mrs Mary Elizabeth Mitford-Taylor.

In 1926 Mrs Mary Elizabeth Mitford-Taylor lived at no. 1. Then there was the Rev. Jonathan Ings (Baptist); Thomas Edward Shirley, Mrs Mary Dawes; the Girls’ Friendly Society’s Lodge and at the bottom Arthur McCarthy a painter.

![References](51 www.ancestry.com.au New Zealand Gazette 30 June 1892
52 www.ancestry.com.au NZ Electoral Rolls 1919
53 www.ancestry.com.au NZ Death Index 03/1928
54 Hawke’s Bay Herald 8 April 1897.
55 www.ancestry.com Wise’s NZ PO Directory 1898/9
56 www.ancestry.com Wise’s NZ PO Directory 1901
57 www.ancestry.com Wise’s NZ PO Directory 1904
58 www.ancestry.com Wise’s NZ PO Directory 1907
59 www.ancestry.com Wise’s NZ PO Directory 1926
60 www.ancestry.com Wise’s NZ PO Directory 1926)
In 1936 Mrs M.E. Mitford Taylor was living at no. 1 Seaview Terrace with Mrs Jane Shirley at no. 3. Noel West, agent, was at no. 4. The Girls’ Friendly Society Hostel was at no. 5 with Mrs A.L. Dill the matron. No. 8 [no. 6] on the left side from Brewster was occupied by Mrs Helen Sheddan Brown, a widow.  

1 Seaview Terrace. This may have been first occupied by Mrs Allison Anderson and later by Mrs Emma Robinson who was “the proprietress of ‘Parawai’, before Mrs Mitford Taylor. Mary Elizabeth Mountfort had married George Mitford Taylor in 1881. She died on 24 July 1935 and is buried in the Park Island Cemetery. Her parents were Mr and Mrs Charles Wheeler Mountfort who lived in Havelock Road from 1891 until Mrs Mountfort died in 1906. Her father lived until 1918. Her parents had come to New Zealand with Charles’s brother Benjamin Woolfield Mountfort, the architect, and his young wife on board the Charlotte Jane the first ship carrying the “Canterbury Pilgrims” to arrive in Lyttleton. Mrs E.M Mitford Taylor was the niece of the well-known Canterbury architect, B.W. Mountfort who designed several buildings in Hawke’s Bay notably the brick St John’s Cathedral, which collapsed in the 1931 Earthquake. George Mitford-Taylor, the only son of Mrs. J. Mitford-Taylor, of Seaview Terrace, Napier, married Miss Jessie McDonald Wallace, of Napier, late of Wairarapa, at the Napier Cathedral on 19 September 1916. Miss Wallace, sister of the bride, and Miss Mitford-Taylor, sister of the bridegroom, were bridesmaids. Mr. B. Dinwiddie was best man and E. Laurie was the groomsman while Mr. E. Jamieson played at the organ. A reception was held at the bride’s residence, and Mr. and Mrs. Mitford-Taylor subsequently left by car for the south. In 1924 Mrs Mitford Taylor had alterations made to her house (No.1) which cost £200. The builder was T.D. Taylor.  

5 Seaview Terrace is the former Girls’ Friendly Society Lodge, built in 1915 in keeping with the other houses on the terrace steps.  

The Girls’ Friendly Society’s Lodge at Napier, which is to be officially opened to-morrow, promises to be a self-supporting institution of great value. The building has only been completed a very short time, yet it is quite full and there are many more girls anxious to live there as soon as there is a vacancy. It is already quite obvious that a great mistake has been made in not erecting a much larger building. There are hundreds of girls nowadays who are compelled to live away from home, and who would naturally avail themselves of the opportunity to stay in a place where the respectability of the surroundings is guaranteed. Had the lodge provided for the accommodation of 40 or 50 boarders, instead of having only 11 bedrooms, the usefulness of the proposition would have been more marked. However, many large concerns have had small beginnings, and the Napier branch of the G.F.S. have, every reason to feel proud of this new enterprise. The lodge, though it accommodates a number of ‘permanents,’ will cater for girls coming from other towns. To deal with local conditions it would have to be considerably enlarged. Meanwhile, it is a success. The building is a two-storeyed structure, the ground floor being of reinforced concrete.

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61 www.ancestry.com Wise’s NZ PO Directory 1936  
62 www.ancestry.com NZ Marriage Register folio 3288  
63 www.ancestry.com NZ Cemetery records  
64 The Press 1 March 1906.  
65 Hastings Standard 19 September 1916  
66 Building Permit Index prepared by Peter Bloomer
and the upper portion of wood. Situated in Seaview Terrace it commands a magnificent view of the town of Napier and the sea beyond. It is an ideal place to live, healthy and within easy reach of the post office. On the ground floor there is a large sitting room for the boarders, a, dining-room, 16ft. by 23ft., matron's rooms, a huge kitchen fitted with, all modern appliances, and other conveniences. The entrance hall is wide and roomy, and from here a flight of stairs leads to first floor. On the first floor there are 11 bedrooms, in addition to bathrooms, etc. A balcony runs along the front, which has screens at both ends. The interior of the building is well finished though plain, and the architect (Mr. W. P. Finch) is to be congratulated on having designed it so well. The matron (Miss Dixon) is keenly interested in the lodge and is determined to make it a success financially and other wise.

The Girls' Friendly Society (GFS) was set up by Anglican churchwomen in 1882 to provide for the welfare and protection of young women and girls. By 1910 the GFS was well established in most New Zealand cities and large towns; but by the early 1990s it was operating as a welfare agency in Wellington alone. As part of Anglican Social Services, it provided support, counselling and educative programmes for women in need, and continued to supply hostel accommodation for single women.

The movement was founded by Mary Elizabeth Townsend in the diocese of Winchester, England, in 1875. Its object was 'to unite women and girls in a fellowship of prayer, service and purity of life'. Older, wealthy women offered guidance, instruction, recreation and Christian friendship to young working women through small, parish-based classes. This was a philanthropic endeavour, designed to protect the moral and spiritual well-being of girls, especially those employed far from home. The society also provided board and lodgings, help for the sick, and assistance in gaining employment.

The GFS was promoted in New Zealand by Alice J. E. Lane of Christchurch, a former 'associate' or branch leader of the GFS in England. The idea was received enthusiastically by many eminent Anglican women, who believed the GFS would be a ‘great boon and safeguard’ to ‘some hundreds of girls employed in boot and cloth factories in Christchurch’. An appeal was made for money and at least thirty working associates to supervise evening classes; a controversial parent-society ruling required that all associates be Anglican. GFS Christchurch was formally established in October 1882, with Mrs Harper as president.

In 1883 Lady Lucy Jervois, established the society in the dioceses of Auckland and Wellington. The remaining dioceses of Nelson, Dunedin and Waiapu formed branches in 1902, following a tour by a GFS speaker from England.

On 17 April 1931 W. Finch (architect) applied for a building permit for a concrete retaining wall for the Girls’ Friendly Society. The cost was £325.

The final house of the seven along Seaview Terrace is a small bungalow style building set above the former Napier Soldier’s Club. A building permit for a 5-roomed house on Seaview

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67 Hastings Standard 14 September 1915.  
71 Building permit Index. Prepared by Peter Bloomer.
Terrace was issued on 2 November 1915. The owner was Mrs Campbell and the builder or architect was S. Strickner. This is for 6 Seaview Terrace. This is part of Lot 4 DDP 427, which is the Lot on which the Napier Soldiers’ Club was built in 1916 (and listed in part 1 as a place of significance to be scheduled). There may be a connection between the two that has yet to be identified. In 1928 Arthur McCarthy a painter was living at 6 Seaview Terrace.

Figure 48 A photograph of Seaview Terrace, Napier, taken from Marine Parade in the 1920s. No 6 Seaview and the Girls’ Friendly Society Lodge are prominent at the beginning of the steps. The Napier Soldiers’ Club, designed by J A Louis Hay, is in the right foreground. Signage on the building indicates that it was used at this time as a Private Hotel under the management of H. Bodley, Proprietor. The stable on the left of the photograph is noted as belonging to the Police Station, which occupied the end of Byron Street. Photographer Dave Williams. Source: MTG Hawke’s Bay object nos. W163 (a), 78050

Notable people: WP Finch, Miss Dixon, Mrs Mitford-Taylor. E.R.C. Bowen

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72 Building permit Index. Prepared by Peter Bloomer.
Figure 49 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.

References:

www.ancestry.com

- Wise’s NZ PO Directory 1898/9
- Wise’s NZ PO Directory 1901
- Wise’s NZ PO Directory 1904
- Wise’s NZ PO Directory 1904
- Wise’s NZ PO Directory 1907
- Wise’s NZ PO Directory 1926
- Wise’s NZ PO Directory 1936

NZ Marriage Register folio 3288

NZ Cemetery records

NZ Marriage Register folio 3288


www.paperspast.natlib.govt.nz

- Daily Telegraph 23 April 1891. p. 3
- Hastings Standard 14 September 1915
Style / Description:

This group of seven houses, dating from the 1890s and 1916, forms one of the most dramatic townscape views in Napier. They are all well-built and well-designed houses of the period, strung along the escarpment of Seaview Terrace with glorious views out over the city and the ocean to the south-west; in turn, views of the group from the city are dramatic, arranged as the houses are above a sheer bush-clad cliff face.

Numbers 1, 2 and 3 are two storey and are generally matching in design, each with a verandah across the ground floor, and three double-hung windows above, the central one surmounted by a small gable with decorative stickwork. The roofs behind are hipped. The next two are single storeyed, and are otherwise similar in style, although with greater variety in their forms and details. The final one in the row, number 5, is again two-storeyed; it has strong similarities to the other two storeyed ones, although with its decorative gable offset from the centre, and a two-storey high verandah, now filled in.

Generally, materials for all the houses are wide rusticated weatherboards, double-hung windows with single glazing bars to the sashes, bracketed eaves, and corrugated steel on the roofs. One of the houses has access from its front (south-eastern) side, as the steps of Seaview Tce climb up from Marine Parade; the Terrace cranks around between numbers 3 and 4, and there is access (including vehicular access) to all five houses from their rear (north-western) sides. Numbers 1, 2 and 3 more or less cantilever out over the cliff in front.

There is considerable ingenuity shown in the arrangement of the houses, on a challenging cliff-top site, yet with walking access up from Marine Parade and car access from behind. The high density of development demonstrates the value of the land, difficult to build on yet close to and perched above the city centre.

Alterations: Various additions and alterations to all the houses over time.

Theme: Residential, social

Hapu / Iwi:

Cultural Connections:

Seaview Terrace no.1.

Legal Description: LOT 10 DDP 427, PT LOT 3 DDP 427 CT L2/457

Construction date: mid-1890s

Architect/Builder:

Original Owner:

Current owner:
Seaview Terrace, no. 2

Legal Description: LOT 9 DDP 427; PT LOT 3 DDP 427 CT M3/69

Construction date: mid-1890s

Architect/Builder:

Original Owner:

Current owner:

Seaview Terrace no. 3

Legal Description: LOT 8 DDP 427 (x2), PT LOT 3 DDP 427 (CT 54/42)

Construction date: mid-1890s

Architect/Builder:

Original Owner:

Current owner:

Seaview Terrace no. 4

Legal Description: LOT 7 DDP 427 CT P1/1254

Construction date: mid-1890s

Architect/Builder:

Original Owner:

Current owner:

Seaview Terrace no. 4A

Legal Description: LOT 6 DDP 427 CT P1/1253

Construction date: mid-1890s

Architect/Builder:

Original Owner:

Current owner:

Architectural style/description:

Seaview Terrace no. 5 Girls’ Friendly Society Lodge (former)

Legal Description: LOT 5 DDP 427 CT P1/1255

Construction date: 1915
**Architect:** W.P. Finch  
**Builder:**

**Original function/use:** Hostel accommodation

**Original owner:**

**Current use:** Seaview Lodge B & B

**Current owner:**

Figure 50 Photograph of the Girls Friendly Society Lodge in Seaview [Sea View] Terrace, Napier. Undated but probably late 1910s to 1920s as the building was erected in 1915. Source: MTG Hawke’s Bay object nos. m73/54, 4783, 95358

**Seaview Terrace no. 6.**

Legal Description: PT Lot 4 DDP 427, Certificate of Title B1/476

**Construction date:** 1915/6  
**Architect/Builder:** S. Strickner

**Original function/use:** residential

**Original owner:** Mrs Campbell

**Current use:** residential

**Current owner:**

**Recommendations:** Schedule the seven buildings as Seaview Terrace group, although no. 5 has additional historic significance as a purpose-built lodge for the Girls’ Friendly Society.
2.7 Shakespeare Road, no. 22A: Dr Waterworth’s Surgery & Stables

**Schedule number:** House already scheduled. [House is 22 Shakespeare LOT 1 DP 6492 CT 32/230]

**NCC Heritage Group:**

**Type of site:** Historic area (group)

**Address:** 22A Shakespeare Rd [House is 22 Shakespeare LOT 1 DP 6492 CT 32/230]

**Legal Description:** Lot 1 DP 3113. CT P3/946. 0.0604 Ha.

**Construction date:** Stables c. 1870s - modified 1922 for garage; Surgery built 1926

![Figure 51 22A Shakespeare Road, stables in front with the house behind. Source: Chris Cochran 2019](image-url)
Figure 52 House, stables/garage and surgery. Source: Chris Cochran 2019

Figure 53 22A Shakespeare Road, the surgery. Source: Chris Cochran 2019
Figure 54 22A Shakespeare Road, the stables. Chris Cochran 2019

Figure 55. Source: 22A Shakespeare Rd. Napier City Council property on-line

**Architect/designer:** (?)  **Builder:** L. Hammond: **Surgery.** R. Gerbes: **Garage**
**Original function/use:** stables/garage, and surgery  

**Original owner:**  

**Current use:**  

**Current owner:**  

**Significance:** historic, social, aesthetic, architectural  

**Summary:**  

This entry is to recommend that the associated buildings are also scheduled together with no. 22 Shakespeare Road. These are the garage (former stables) and the surgery built in 1926. It is very likely the stables are the building marked in blue that is above and slightly to the left of the house in figure 55 (although the footprint has been modified since the early 1880s). Altogether, this is a remarkable complex of buildings, dating from the early period of settlement (it is assumed, the stable building looking to be c.1870s), through to the style of the 1920s (the surgery dating from 1926). It has high townscape value in Shakespeare Road, and a rich and layered architectural value.  

**History:**  

The house at no. 22 Shakespeare Road was not in existence in 1876 because a photograph dated that year shows the location of the triangle of land between Madeira Road and Madeira steps with no buildings (figure 46). It was built by the 1880s and can be seen on the Bowman plan of this area (figure 47). This building is already scheduled on the Napier City District Plan.

Figure 56 Location of 22 Shakespeare in 1876. Source: MTG Hawke’s Bay part of object nos 49/109, 1141, Album 5, 80121
Dr George Waterworth began practising medicine in Napier in 1919. He had a motor garage built by R Gerbes for £68 in June 1922, and a new surgery built by L Hammond for £350 in March 1926.\textsuperscript{74} It is very probable that the garage was in fact a modification of the old stable/carriage shed that was already on the premises.

Dr Waterworth was a well-known surgeon who practised for many years in Napier but is perhaps remembered particularly for giving Mrs Barry a fatal dose of morphine when she was trapped beneath rubble in the collapsed St John’s Cathedral after the Earthquake of 1931. The town was burning and there was no way to rescue her. He describes the event in his recollections:

What I saw by torchlight was a sight of horror — a woman pinned by the legs and lower part of her body by what might have been the ceiling. She was in great pain. By that time about twenty helpers had collected. Using a post about the size of a telegraph pole we tried to lever up the beams which pinned Mrs Barry, but to no avail. Finally, I injected morphine into her scalp, which was accessible; I used an overdose. Was I right? The ruins were starting to burn and within two or three hours were entirely wiped out. I think that I was justified.\textsuperscript{75}

\textsuperscript{74} Index of building permits. P.H.E. Bloomer archives

\textsuperscript{75} G.E. Waterworth. 1960. One Man in His Time: Adventures in Medical Practice. Dunedin: Whitcombe & Tombs, p. 44
Figure 58 excerpt from photograph of damaged Ministry of Works building, taken after earthquake and showing portion of 22 Shakespeare Road. Source: MTG Hawke’s Bay object nos. m2010/2, 16933, Album 81, 84104

Alterations:

Notable people: Dr Waterworth

Architectural style/notes:

The buildings at 22A Shakespeare Road are numerous and visually very interesting for their complex, overlapping and unusual forms. Starting at street level, the surgery is the simplest of the buildings, close to the road frontage and with the most basic of elevations to the street. It is L-shaped in plan, with a passageway through the building in the elbow of the L, and a single high window in the arm of the building that comes forward to the street. It is timber-framed, with plain lapped weatherboarding, and a hipped roof clad in clay tiles. A wrought iron fence and gate sets it off very nicely.

Set back and to the right of the surgery is a very old stable building, now in use as a garage. This too is timber-framed, with wide rusticated weatherboards and a corrugated steel roof. It has a prominent gable at each end, the one on the left with a lifting beam and door high up in the gable above a modern roller door. The one on the right has its original double-hung window and stick work in the gale end. In between is another modern roller door.

The homestead is high up above both these buildings, looking out across the valley to the north. It is a very handsome hipped roof house, with a verandah (partially enclosed) running along the front elevation and returning at the ends. It has fretwork brackets and turned balusters, and a gently scalloped roof in corrugated steel. The main roof, with brackets under the eaves, is now clad in Decramastic tiles, the original presumably corrugated iron. It is two-storeyed at the front and has a number of interesting additions out to the west, together combining to make a composition of great visual interest. Further out, trellis work and an outhouse continue the array of buildings.

Altogether, this is a remarkable complex of buildings, dating from the early period of settlement (it is assumed, the stable building looking to be c.1870s), through to the style of
the 1920s (the surgery dating from 1926). It has high townscape value in Shakespeare Road, and a rich and layered architectural value.

References:
Bloomer, P.H.E. Index of Building permits.

Theme): Health

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule with 22 Shakespeare Road as a Group.
2.8 Shakespeare Road no. 61: Union Bank of Australia residence and no. 63 Union Bank of Australian banking chamber (and former dairy)

Schedule number: NCC Heritage Group: Heritage New Zealand List number and category (if applicable: N/A

Type of site: Historic place

Address: 61 and 63 Shakespeare Road

Legal Description:

- No. 61: LOT 1 DP 26160 (CT 48/40 47/76)
- No. 63: LOT 1 DP 26778 0.0369 ha.

Construction date: 1861 + major alteration 1889

Figure 59 View of the Union Bank of Australia, 61 Shakespeare Road, Napier. The photograph has been taken from an elevated position looking towards the front façade of the building. A man and a woman, possibly the bank manager and his wife, stand in the front yard. Photographer unknown. C. 1870 gifted by Mrs G. Wood. Source: MTG Hawke’s Bay m72/66, 4679, 83326
Figure 60 61 Shakespeare Road, front and north side elevations. Source: Chris Cochran, May 2019.

Figure 61 South elevation of the house, facing Corry Avenue. Source: Chris Cochran May 2019
Figure 62 63 Shakespeare Road, front and north side elevations. The Bank portion of the building is the section in the middle with the flush boarding and two double-hung windows. Clyde Road is on the left. Source: Chris Cochran May 2019

Figure 63 Rear and north side elevations. Source: Chris Cochran May 2019
Figure 64 Extent of no 61 (residence) Union Bank of Australia Source: Napier City Council property on-line.

Figure 65 Extent of no.63 (bank chamber) Union Bank of Australia. Source: Napier City Council property on-line
Figure 66 Location of Union Bank of Australia Source: Napier City Council property on-line.

**Architect:**

**Builder:**

**Original function/use:** Bank and managerial residence

**Original owner:** Union Bank of Australia

**Current use:** House

**Current owner:** no. 61 Norman Edward Bell; no. 63 …

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

**Summary:** The buildings are notable for being the first purpose-built bank with manager’s residence attached, in Napier and Hawke’s Bay. The two buildings demonstrate technological value for the relocation of the banking chamber to one side of the section. They also tell the story of the development of Napier providing evidence that Shakespeare Road was an important business street that linked the original part of Napier (Ahuriri) with the current CBD. They have social history value associated with various Napier residents who lived in them and the social arrangements that existed in settler society when people often lived in houses attached to their businesses or in many cases above their places of work.

**History:** The Union Bank of Australia was the earliest bank in New Zealand, opening a branch in New Zealand at Petone in 1840. Branches were soon opened in other European settlements, and the one opened in Napier in October 1858 was the seventh (holding agency

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status originally, until branch status was granted in June 1859). Initially, the bank operated out of rented rooms on Emerson Street, with J.B. Brathwaite as manager. A site was then found on Shakespeare Road, which was gradually being constructed in the late 1850s with military labour. A tender advertisement appeared in Hawke’s Bay Herald in June 1859 for work to excavate and flatten the new section in preparation for the bank’s foundations. A subsequent advertisement was placed in mid-1860 for constructing the bank office and attached manager’s residence.

The banking chamber on Shakespeare Road was used until October 1867 when new premises were rented in Napier’s business district, with a permanent replacement opened in 1871 on the corner of Hastings and Emerson Streets. M.D.N. Campbell states in the Story of Napier that the house continued to be used for bank managers before eventually being sold.

Figure 67 Part of Plan of Town of Napier, compiled by James Rochfort, no date, c. late 1870s showing site of bank. Only some buildings were marked on this map this was a residence by that date. Source: MTG Hawke’s Bay object no VN: 83371.

77 The Cyclopedia of New Zealand [Wellington Provincal District].
The building was completed and in use from May 1861. The bank manager and his family lived in the house at the rear of the bank chamber. One of Mr Braithwaite’s daughters married Frederic Wanklyn Williams who lived in Hukarere Road and was one of the founders of Williams & Kettle. Mr Braithwaite’s obituary in the Hastings Standard said:

Mr. James B. Braithwaite: The death occurred at Napier on Saturday, of Mr. James B. Brathwaite, aged 90. In 1858 he came to Napier and opened a branch of the Union Bank of Australia on October 4th in Emerson street on the site now occupied by Dodds (tailor), and Pratt (bookseller). Later on bank premises, with dwelling attached, were erected at the top of Shakespeare road, at the junction with Clyde Road (these buildings are still there), where he resided till 1869, when he was moved to Auckland and remained in charge of the bank office there for five years. During his residence in Napier he purchased the Moteo property, which he held for a number of years, and sold to the late Mr. R. D. Maney shortly before he left for England in 1875. He lived in the Old Country and on the Continent for several years, returning to Hawke’s Bay in 1882. After living in Mangateretere for a couple of years he moved to Mohaka where he had shortly before purchased a sheep run, and he remained there for a few years. In 1887 he went to Queensland and joined the Royal Bank of Queensland, as manager of the bank’s Ipswich branch, in which position he remained till 1890, when he returned to this district, and lived in Hastings for five years. In 1895 he returned to Napier and resided here until his death. He was married in Sydney to Miss E. A. Holbertson shortly before he first came to Wellington. His wife died in 1910. Of his three daughters, Miss A. C. Brathwaite alone survives him. Two brothers Messrs Robert Brathwaite, and H. M. Brathwaite, have also resided in Hastings for a number of years. The late Mr. Brathwaite was held in the highest esteem by all who knew him, and his daughter will have the sincere sympathy of many friends with her in her bereavement.  

The banking chamber on Shakespeare Road was used until October 1867 when new premises were rented in Napier’s business district, with a permanent replacement opened in 1871 on the corner of Hastings and Emerson Streets.83 Campbell states in the Story of Napier that the house continued to be used for bank managers before eventually being sold.84

The Hawke’s Bay Herald has two notices regarding the birth of a child to Mrs E. Moore in the Old Bank House on 8 April 1877. One states she had a son.85 The other that she had a daughter.86 She was advertising for a good housemaid the following year.87 Mrs Moore was the wife of E. Moore the Manager of the Union Bank of Australia, located in Hastings Street.88

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84 Campbell, Story of Napier 1874-1974: Footprints Along the Shore.
85 Hawke’s Bay Herald, 11 APRIL 1877
86 Hawke’s Bay Herald, 12 APRIL 1877
87 Hawke’s Bay Herald, 5 SEPTEMBER 1878
88 www.ancestry.com Wise’s New Zealand Post Office Directory 1875-6
In 1880 Percival Bear was living in the house on the corner of Clyde and Shakespeare Roads beside the Old Bank (figures 46 and 47). He was an English trained teacher (Training College, Cheltenham) with a first-class certificate who had previously been English and Drawing Master at Christ’s College Christchurch.\textsuperscript{89} He took pupils for a variety of subjects including Piano, Singing, Theory of Music; Freehand, Geometrical, and Mechanical Drawing; Elocution, &c. He also offered evening classes in Mathematics, Bookkeeping and penmanship and other classes on Mondays and Thursdays from 7pm to 10pm.\textsuperscript{90}

\textsuperscript{89} Hawke’s Bay Herald 5 July 1878
\textsuperscript{90} Hawke’s Bay Herald 1 May 1880
In 1886 the architect, D.B. Frame called for tenders for the erection of two villas at the rear of the Old Bank in Shakespeare Road.\textsuperscript{91} He had earlier called for tenders for excavating the sites for two villas at the rear of the old bank.\textsuperscript{92} By November he was calling for tenders from painters to paint, paper and glaze the works at the rear of the Old Bank. At the same time, he was asking bricklayers to tender to build 8 chimneys and lay cement floors etc. The plans, specifications and conditions could be seen at his office or at the works behind the Old Bank.\textsuperscript{93}

The old Bank was used as a doctor’s residence and accommodation during the 1880s. An advertisement in 1883 said that Dr Matthews had removed from Mrs Harding’s in Tennyson Street to his residence the old Bank in Shakespeare Road where he could be consulted daily.\textsuperscript{94} Then on 18 November 1888, the wife of T.C. Moore, M.D. gave birth to a daughter at the Old Bank house.\textsuperscript{95} In June 1889 an advertisement in the \textit{Hawke’s Bay Herald} said the Old Bank “now in the occupation of Dr Moore” was to let. Prospective tenants were to apply to Dr

\textsuperscript{91} \textit{Daily Telegraph} 28 August 1886
\textsuperscript{92} \textit{Daily Telegraph} 19 August 1886
\textsuperscript{93} \textit{Daily Telegraph} 26 November 1886
\textsuperscript{94} \textit{Daily Telegraph}, 7 July 1883.
\textsuperscript{95} \textit{Hawke’s Bay Herald}, 22 November 1888
Hitchings. This suggests that Dr Hitchings (the first doctor in Napier) may have owned the Old Bank as rental accommodation and other doctors lived there while getting established. Both Dr Matthews and Dr Moore lived at the Old Bank during the 1880s.

The following month, July 1889, the architect D.B. Frame called tenders for the removal and re-erection of the Old Bank buildings. Subsequently, the building was cut off from the original house and relocated to a new site beside it. Additions were made which turned the banking chamber into a shop or dairy with accommodation built around it. This building remained as a dairy into the 1980s.

In 1890 an auction notice indicates that the old Bank had been occupied by Willoughby Brassey because P. A. Herman was selling “the furniture and effects in estate of Willoughby Brassey, on the premises, Old Bank, top of Shakespeare Hill, on Thursday next”. Willoughby Brassey is described as a solicitor in the electoral roll for 1890. He was charged with false pretences and tried in the Supreme Court in Napier on 14 October 1890 but he was acquitted. He had previously lived in Gisborne while practising as a solicitor. In 1898 he was mentioned in the New Zealand Bankruptcy notices.

In 1895 Mrs South who lived at the Old Bank, lost a French scarf shawl between the Old Bank and Dr Thomson’s on Shakespeare Road. She offered the finder a reward.

Alterations: The neoclassical-styled bank chamber at the front of the building was removed, c. 1889, leaving the bank manager’s house only. Early photographs show that the verandah was originally roofed with glass.

The banking chamber is now sited next door – at 63 Shakespeare Road, forming the main body of the house which has in the past been used as a shop. Bowman’s map shows that the entire building – house and chambers – sat slightly north on the section. The profile of 63 Shakespeare Road’s central portion has the same rusticated weatherboards as the banking chamber did, and one of its rounded windows appears to be from the banking chamber. The other three windows are of a later but 19th century period. The structure has been re-roofed, and it is possible the earlier shingle roof is still beneath the corrugated iron.

Bowman’s map shows that the entire building—house and chambers with the bank chamber close to the road. Currently the house is close to the road and the bank/shop is now beside the house. It appears that Shakespeare and Clyde roads may have been widened on this corner. It is also possible that the bank house was moved slightly forward at the time of the relocation of the bank chamber.

Notable people: Mr J.B. Braithwaite, Mr & Mrs E. Moore, Mr D.B. Frame, Dr Moore, Dr Hitchings

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96 Hawke’s Bay Herald 10 June 1889.
97 Daily Telegraph, 6 July 1889.
98 Daily Telegraph 6 September 1890.
99 https://www.ancestry.com 1890 Napier Electoral Roll
100 New Zealand Police Gazettes, 1890.
101 Electoral Roll East Coast, Gisborne, 1880-1; 1885-6
103 Daily Telegraph 18 March 1895.
**Style/description:** The house at **61 Shakespeare Road** is a single storey villa, notable for a verandah that runs along the front elevation to Shakespeare Road and along the southern elevation to Corry Avenue. This has now been largely enclosed, although both elevations still have an open portion, and steps down into the front and side gardens. The cladding is lapped weatherboards, and there is now a mix of joinery styles in the windows. One door on the south elevation has a semi-circular fanlight above, which is perhaps original joinery from the time when this part of the building was the home of the bank manager.

The house has a high hipped roof with a valley running out to the rear (east) elevation; this form shows in the early photo of the building.

Being sited near the crest of the rise and the intersection with Clyde Road, being close to the road, and with a picturesque picket fence on the front boundary, the house has some townscape value, despite the alterations to the front verandah.

The building at **63 Shakespeare Road** is an unusual amalgam of parts. Its central section, clad with flush boarding, is the original bank relocated from next door in 1889, and it stands out as a distinct element. As well as the unusual cladding, it retains two double-hung windows on the north elevation, and on the south side, another two double-hung windows, one with a semi-circular head, moulded architrave and keystone, an important relic of the days when it was a bank.

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Figure 71 Part of the south elevation of 63 Shakespeare Road. Source: Chris Cochran, 2019
An addition was made to the front of the building, with a high window and a recessed door that led into the dairy. A further addition was made at the rear; this has a lean-to roof and double-hung windows.

Although altogether a modest building, its stands on a prominent corner (with Clyde Road) and is something of a landmark on the crest of the rise of Shakespeare Road. Its unusual history can still be read today in the fabric of the building.

References:

www.ancestry.com

- Electoral Roll East Coast, Gisborne, 1880-1; 1885-6
- Napier Electoral Roll 1890
- New Zealand Police Gazettes, 1890.
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- *Hawke’s Bay Herald*, 22 November 1888
- *Hawke’s Bay Herald* 10 June 1889.
- *Daily Telegraph*, 7 July 1883
- *Daily Telegraph* 19 August 1886
- *Daily Telegraph* 28 August 1886
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Stevenson, R.G. 1958. In *Hawke’s Bay Provincial Centennial* (Napier: Historical Affairs Committee, Hawke’s Bay and East Coast Museum)
Theme Settlement, economics

Hapu/Iwi:

Cultural connections:

Recommendations: List no. 61 and no. 63 Shakespeare Road as a significant site (group)

2.9 Shakespeare Terrace/Cameron Road: Rush & James Houses
Schedule number: NCC Heritage Group:

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

Type of site: historic area

Address: 505, 507, 509, 511 Shakespeare Terrace; 20 Cameron Road

Figure 72 Extent of 505, 507, 509, 511 Shakespeare Terrace and 20 Cameron Road Source: Napier City Council property on-line
Figure 73 Location of 505, 507, 509 & 511 Shakespeare Terrace and 20 Cameron Terrace. Source: Napier City Council property on-line

**Architect:** William Rush, Edwin Tako James   **Builder:** John Griffin

**Original function/use:** Housing

**Original owner:** Alfred Coster

**Current use:** Housing

**Current owner:**

**Significance:** historic, social, aesthetic, technological,

**Summary:**

These houses have social and historic significance for their grouping is an early prototypical Garden Suburb development, which was the first time the idea was tried in Napier, and for their connection with William Rush and little known W.T. James. They have technological value because they are believed to be the first reinforced concrete homes constructed in Hawke’s Bay. Their location along the cliff above Shakespeare Road gives them landmark significance as they are highly prominent from surrounding areas, including Waiapu Cathedral’s garden and parts of the Napier central business district and their elegant design is aesthetically pleasing. They are arguably the best-known William Rush and Edwin Tako James houses in Napier. Informally known by locals as the three sisters, although the precinct contains five houses in the same design.

**History:**

The couple who commissioned this group of speculative houses, Alfred Coster and his wife, had lived on a farm at Waikouro, outside Otautau in Southland. In February 1911 it was reported in the *Otautau Standard* that the couple had sold their farm, moved to Hawke’s Bay,
and started building and developing city properties in Napier. The Costers bought a large plot of land located between Shakespeare Terrace and Cameron Road (formerly part Lot 25 Deeds Plan 47, part of Napier Suburban Sections 62 and 64, which had been initially granted to H.B. Sealy), and commissioned the practice of Rush and James to design a grouping of speculative homes, including a home for themselves.

William Rush (1874-1966) and Edwin Tako James (1879-1936) were only architectural partners for a few years. Rush is well-known in Hawke’s Bay – as an artist and an architect – but little research has ever been carried out on his life and work. He spent time in Britain, absorbing the latest trends there and applying them to practice in New Zealand. Rush died in 1966 at age 92 and was buried in Havelock North in an unmarked grave, leaving behind many, primarily Arts and Crafts, homes as his legacy. Both men lived and worked mainly in Hastings, although James is known to have lived in different parts of the country, and designed in Wellington, including a speculative house in Newtown. James’ middle name, Tako, was a reference to Wiremu (Wi) Tako, a close friend of his father William James. Their partnership lasted from around 1908 when their advertisements began to appear in Progress magazine, to when James was enlisted in 1916 to join the 12th Reinforcements, 2nd Battalion, F Company of the New Zealand Rifle Battalion.

The four houses that Rush and James initially planned are highly English in style, taking influence from the Tudor Revival and English Domestic Revival schools, as well as the Arts and Crafts Movement. Emanating from the United Kingdom, the Arts and Crafts Movement was by the 1910s highly popular, especially for new suburban developments across the English-speaking world. The garden suburb was also coming into prominence at this time, and stressed the inclusion of gardens, communal amenities, and well-planned transport options in an industrialising world. Though the aesthetic of these new developments was olde-worlde, the techniques used in construction were anything but.

Indeed, a number of articles in Progress as well as daily newspapers noted that the Costers’ development was the first time reinforced concrete had been used to build houses in Hawke’s Bay. It was reported in April 1911 that Rush and James opened a second office for their practice in Napier:

Messrs. Rush and James, who have for some time had an agency at Napier, have now opened an office in Tennyson Street in that city. The office there will be under the direct supervision of Mr. James, of the firm. The firm have found that Napier business has been increasing so fast that it requires special local attention. Mr. James’ experience of building on the hills of Wellington should prove of great value in planning for similar sites on the Napier hill sides, while the English

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and Continental experience of his partner, Mr. Rush, may be relied on to give that artistic touch which makes a “home” of a house.\textsuperscript{108}

The difficult terrain meant that one of the houses faced Cameron Road, behind the three facing Shakespeare Terrace. Only this house at 20 Cameron Road, and 507 Shakespeare Terrace had direct access from their respective roads. As the three homes on Shakespeare Terrace had limited vehicular access, an alleyway was provided with gates opening onto their back gardens. The Costers’ house (today 511 Shakespeare Terrace) was at the end of the alleyway and featured a larger garden as well as through access around the side of the houses to Shakespeare Terrace, and the backs of houses facing Cameron Terrace and Madeira Steps. Oral history suggests this space was used in an informal village green fashion.

The pioneering use of concrete in the construction of the houses, and their English design, apparently gave them a mixed reception, and questions were asked about their appropriateness in the New Zealand context. This response was said to have encouraged construction of a fifth house -- 505 Shakespeare Terrace -- adjacent to the others, but this time of timber construction rather than concrete. Application of varied Tudor half-timbered motifs on the front gables give each house additional character, however each property followed largely the same floorplan (the Coster house and later wooden house have slightly larger proportions).

**Notable people:** William Rush; Edwin Tako James

**Architectural style/description:** English Domestic Revival, Tudor Revival, Arts and Crafts

**Alterations:**

Some properties have had extensions and alterations although the roofline and general shape remains the same.

**Theme:** commerce, economics

**Hapu/Iwi:**

**Sociocultural connections:**

**References:**


\textsuperscript{108} ‘Hastings Fire Brigade Station’, *Progress*, 1 April 1911, Papers Past, [https://paperspast.natlib.govt.nz/periodicals/P19110401.2.47](https://paperspast.natlib.govt.nz/periodicals/P19110401.2.47).
Recommendations: Schedule as a Group

Figure 74 A pre-1931 photograph of the initial three houses facing Shakespeare Terrace. The first house in the row belonged to the Coster family who commissioned Rush and James to plan the development. Source: Photograph from the archives of the current owners, Mr & Mrs Matthews, of the Coster house.
Figure 75 Plan of residence for A. Coster Esq. by Rush & James architects. Source: Mr & Mrs Matthews 511 Shakespeare Terrace.
Figure 76 Plan of four of the houses for A. Coster. Source: Mr & Mrs Matthews
Figure 77 Survey Plan of Lots 1-5 formerly part Lot 25 DP 47 being part SS 62 and 64. Source: Mr & Mrs Matthews
20 Cameron Road

Legal Description: LOT 1 DDP 739 CT B4/1167 Construction date: 1911


Original owner: Alfred Coster

History:

Architectural Description/design:
505 Shakespeare Terrace

Figure 80 Photograph of 505 Shakespeare Terrace. Source: Fleur Lincoln 13 February 2020

Figure 81 Photograph of 505 Shakespeare Terrace. Source: Fleur Lincoln 13 February 2020
Legal Description: PT LOT 1 DP 7233; CT 118/180

Construction date: 1912/3


Original owner: Alfred Coster

History:

Architectural Description/design:
507 Shakespeare Terrace

Figure 83 Photograph of 507 Shakespeare Terrace. Source: Fleur Lincoln 13 February 2020

Figure 84 Extent of 507 Shakespeare Terrace Source: Napier City Council property on-line

Legal Description: LOT 4 DDP 739; CT Y1/563

Construction date: 1911

Original owner: Alfred Coster

History:

Architectural Description/design:

509 Shakespeare Terrace

Figure 85 Photograph of 509 Shakespeare Terrace. Source: Fleur Lincoln 13 February 2020
Legal Description: LOT 3 DDP 739 CT P2/1316  Construction date: 1911


Original owner: Alfred Coster

History:

Architectural Description/design:

511 Shakespeare Terrace

Figure 87 Photograph of 511 Shakespeare Terrace. Source: Fleur Lincoln 13 February 2020
Legal Description: LOT 2 DDP 739 LOT 1 DP 19005 LOT 2 DP 19005 CTs B1/575 L2/323

Construction date: 1911

Architect: William Rush, Edwin Tako James

Builder: John Griffin

Original owner: Alfred Coster

History:

Architectural Description/design:
2.10  State Highway 2: The Beacons

Schedule number:  
NCC Heritage Group:

Type of site: Historic place

Address: SH 2 Napier

Legal Description:

Construction date: 1906-7

Figure 89 The Beacons, Photograph from *Hawke’s Bay Today*. Source: Historic Places Aotearoa,

Architect/Designer: probably Robert Forbes Moore, Chief Engineer for Ferro-Concrete Company of Australasia.

Builder: Ferro-Concrete Company of Australasia

Original function/use: Leading lights guiding ships into harbour

Original owner: Napier Harbour Board

Current use: No longer in use.
**Current owner:** Harbour Board, Department of Conservation. (WAI 55 Treaty Claim)

**Significance:** Aesthetic, historical, scientific, technological.

**Summary:** The Beacons are important as major navigational aids for the Port of Napier from the time of their construction in 1906-07 until decommissioned in 1975 and have thus played an important role in the economic life of the city. They were the first light towers in New Zealand to be constructed in reinforced concrete and the first of their kind to be constructed anywhere in the world. They stand today as silent sentinels in the landscape, landmarks in the physical sense as well as the historic sense.

**History:** The Beacons are a prominent landmark near the foreshore between Napier and Bay View. At the end of 1903 the Napier Harbour Board recommended two leading light towers should be erected on Petane beach or the Inner Harbour to guide shipping into the Port of Napier through the channel at the south end of the Pania Reef. In August 1904 the secretary of Trinity House in London wrote to the Board advising the cost of two leading lights would be $2100 and $1840 respectively fitted with Mathews incandescent oil burners. The Acetylene Gas Co. of Australasia sent details about erecting the two beacons and Rochfort and Co. reported on positions for them. But it was not until March 1906 that the Ferro Concrete Co. started erecting the beacons, one on the shore and one on an island in the lagoon. The work was finished by March 1907.109 The Napier Harbour Board reported in 1907:

... at its meeting to-day that the new beacons recently erected in ferro-concrete have now been taken over and will be gazetted for May 1. The Napier Harbour Board is the first in the colony to use ferro-concrete for work of this description. The lights used are Wigham patent 31-day lights, and the master of the s.s. Squall reported that he had picked up the lights some 16 miles out when entering the harbour about a week ago.110

The Beacons were the first light towers in New Zealand to be constructed from reinforced concrete and were built by the Ferro Concrete Company from Australia. They were also the first of their kind to be constructed anywhere in the world.111 Robert Forbes Moore (1864-1938) was employed by the Ferro-Concrete Company of Australasia, becoming its engineer-in-chief based in Auckland in the early 1900s. He was responsible for overseeing the company’s construction of extensive works along Auckland’s waterfront, including: The Railway (later King’s) Wharf extension 1904-8; The Ferry Jetty 1907; Queens Wharf 1907-9. He also oversaw the construction of early reinforced concrete buildings in Auckland such as the Northern Roller Mills building (1907-8)112, and a breakwater extension and new wharf for the Napier Harbour Board (completed in 1906)113. Other structures designed by Moore are; the Grafton Bridge 1910, (Heritage New Zealand Pouhere Taonga Category 1 historic place (List no.16); and the Old Mangere Bridge, completed in 1915.114

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109 Stevenson, H.K. *Port and People*, p. 71
110 *Otago Daily Times* 17 April 1907.
111 Stevenson, p.71.
112 113 [https://www.kroad.com/heritage/robert-forbes-moore](https://www.kroad.com/heritage/robert-forbes-moore)
113 Stevenson, p.71
114 [https://www.kroad.com/heritage/robert-forbes-moore](https://www.kroad.com/heritage/robert-forbes-moore)
The seaward beacon is 14.3 metres high and is located on the coastal shingle bank. The inland beacon (19.8 metres) was placed on a small island in the Inner Harbour 330 metres to the west. Lighting was originally supplied by Matthews incandescent oil burners which were serviced by a lighthouse keeper who lived nearby, at the Petane Domain. The system was electrified in 1913 using 500-watt lamps and the higher inland beacon was fitted with a red lamp that could be seen above the white light on the seaward tower. The overhead power cable between the towers sagged so low that it could cause an obstruction to yachts sailing on the Inner Harbour.

The Hawke’s Bay earthquake on 3 February 1931, damaged the inland tower leaving it with a lean of 25° (figure 58). Repairs were carried out by the original builder, the Ferro Concrete Co. In 1947 the Bluff Hill light was discontinued and to compensate for its loss the leading beacon at Westshore was equipped with flashing mechanism and its power increased. The beacons were replaced by new leading lights in December 1975. A green neon light remained on the seaward tower until 2006. Their replacement was a more sophisticated New Zealand-made Vega light on a 15m tower situated nearby, adjacent to the intersection of State Highway 2 and Turfrey Road, between Napier and Bay View. The new light transmits a single, high intensity beam that changes colour either side of the centre line of the beam.

The demolition of the Beacons was proposed as a training exercise for army engineers from Linton Military Camp in the 1970s, but the Army then realised that the demolition had not been gazetted and The Beacons were saved.

Before the Beacons were erected, the Admiralty Trees were planted in 1878 as a navigation aid; these blue gums (Eucalyptus regnans) are still standing and can be seen on the skyline to the west on a line through the Beacons at an elevation of 325 metres (figure 57). At a distance the group of five trees that remain of the original 16, look like a single tree. Farmer, John Giblin, planted the original trees on his property, Awanui, and, although they have long been referred to as the Admiralty Trees, the origin of this name is unclear, as no official reference has been located. In 1989 a new grove of gums was planted on the same ridge about 200 metres to the north and these are also now visible from the coastline or inland from Glengarry Road. This planting was a project of the Rotary Club of Ahuriri, under the leadership of a former vice-president of the club and retired Harbormaster, Captain George Gunn, and with the participation of Phillip Giblin, grandson of John, who had planted the first gums over a century previously. Captain Gunn was concerned that the original aging trees would eventually die, and the tradition of the Admiralty Trees would be lost.

115 Stevenson, p.242
117 https://historicplacesaotearoa.org.nz/the-beacons-a-history/
Figure 90 Approaches to Napier showing the Beacons, trees and the Pania Reef (Image sourced RNZN Hydrographic Office Chart No. NZ 571 1983)

Figure 91 The beacons and the trees. Photographer Ivan Hughes. Source: Historic Places Aotearoa
Figure 92 After the Earthquake 3 February 1931. Source: Auckland Libraries Heritage Collection Record ID 1370-91-4.

Figure 93 Nautical map, Napier Harbour, 1906. MTG Hawke’s Bay Ref No: 5018-2/07/92.
Notable people: Robert Forbes Moore

Architectural style/notes: These two navigational beacons stand as sentinels looking out to sea across State Highway 2, landmarks in an otherwise featureless landscape. They are robust concrete structures, four-square in plan, and rising with tapering legs to a height of 14.3 metres (seaward) and 19.8 metres (landward). Each is surmounted by a lantern with a walkway around it, and a ladder gave access to this platform.

The concrete structures themselves are more or less matching: they are sturdily built, the four sturdy legs strongly braced with horizontal ties and diagonal braces. The structure of each is neatly expressed with beam ends protruding beyond the legs, and all edges chamfered. They would have been cast in situ, and painted white, the paint now having mostly weathered away.

The seaward faces of the towers were clad with horizontal timber boarding, painted white too. This boarding is now in poor condition, and indeed, some of the concrete is now in poor condition too with rusted reinforcing spalling the concrete.

Figure 94 Detail of the robust concrete construction of the seaward tower. Source: Chris Cochran, June 2019.
Figure 95 Detail of the timber boarding. The ladder to the lantern is visible. Source: Chris Cochran, June 2019.

References:

Dine, Dr Owen. 2012. Petane published by the Dine family.


Newspapers www.paperspast.govt.nz

- Otago Daily Times, 17 April 1907
- Hawke’s Bay Today 16 January 1990
- Hawke’s Bay Today 28 April 2012
- Hawke’s Bay Today 4 May 2012

Maps & Plans

- Land Information NZ Map Nos NZ 561 & 5612

- Record of Trigonometric Station K3982 & K3982.1
Acknowledgements

Captain George Gunn, Retired Harbormaster, Hawke’s Bay Harbour Board
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Gail Pope, Curator of Archives, MTG Hawke’s Bay, Napier
Peter Taunton, Director, Surveying the Bay Ltd, Hastings
Maurice Bartlett, Napier
Ivan Hughes, Napier

Theme: Navigation, settlement, economics

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as significant
Figure 96 Close up view of the seaward tower. Source: Photograph, Chris Cochran, June 2019.
2.11  Waghorne Street, J.J. Niven Manhole Covers x 4

Schedule number:  NCC Heritage Group:

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

Address: Waghorne Street

Legal Description: Road reserve

Construction date: 1912

![Figure 97 Waghorne Street Ahuriri (marked in red). Source: Google chrome](image)


Original function/use: Manhole cover

Original owner:

Current use: manhole covers

Current owner: Napier City Council

Significance: historic, technological

Summary: These manhole covers have historic significance as a reminder of a once-important engineering company based in Waghorne Street from the early days of Napier’s settlement (1866). J.J. Niven built many structures and did engineering and blacksmithing work throughout Napier and the country. These particular manhole covers (dating from 1912) have technological significance and commemorate the time when Napier embarked on major sewerage works.

History:
The manhole covers commemorate the important engineering company that had its origins in Napier in 1866 and became a nationally important engineering firm. Jas J Niven & Co. Limited, later Niven Engineering was a New Zealand engineering business based in Wellington with operations throughout the country. Hawke’s Bay Foundry which became Niven's business was established in Napier in 1866 and provided engineering and blacksmithing services for the local fishing, shipping and farming industries.

In 1882, the year of the first successful shipment of refrigerated meat from New Zealand to London, engineers Charles Scott Galloway and James Just Niven (1856–1913) in Glasgow, Scotland, decided to start their own business in New Zealand. Niven worked for William Cable & Company’s foundry in Wellington as engineer's foreman and in 1886 bought Hawkes Bay Foundry from Hodgson, Bowler and Co, — said Niven: for “nothing”. In 1889 Niven left the business for Galloway to carry on, and went to work for Nelson Brothers Limited near Hastings. They had embarked on a programme of major expansion of its various freezing works. Galloway retired in 1893 and Niven and another engineer George Nelson, the son of one of the founders of Nelson Brothers, bought the business and renamed it Jas J. Niven & Co.

By 1900 Jas. J. Niven and Co. had a major factory with foundry, machine shop, boiler shop and a showroom. Niven retired in 1903 leaving George Nelson as chairman and managing director. He became a borough councillor and member of the Napier Licensing Committee and took on the management of the Napier Fish Supply Company. James Niven died in August 1913 aged 57. Among his pallbearers were George and Lionel Nelson.

In 1908 Jas, J, Niven was incorporated as a limited liability company and the business transferred to the new company’s ownership. Many of the shareholders were the employees of the firm. Branches were opened in London and Christchurch in 1906, Gisborne 1907, Wellington 1910, Auckland, Palmerston North and Hamilton in 1911 and Wairoa in 1912. The branches at Napier, Gisborne, Hamilton and Palmerston North had engineering works. As well as making their own products, Nivens were New Zealand agents for many other companies.

Despite a fire in 1910 that was not fully insured for the business progressed and by 1912 the company had a wide range of contracts around the country and capital was increased to £300,000.

When George Nelson retired from the managing directorship in 1913 his younger half-brother, Lionel Nelson (1885–1937), who was already a director, was appointed company secretary, eventually becoming managing director. In 1913 Luke’s Foundry in Wellington was bought and the administration of Jas. J. Niven Limited was moved there.

Up to at least 1969, Jas J. Niven was in Waghorne St, Ahuriri, now a housing estate. In 1971 the company advertised as itself as Niven Engineering. Jas. J. Niven was taken over by R. A. Brierley Investments and its businesses and assets were sold during the 1970s.

The Manhole Covers

There is today no physical evidence of J.J. Niven Ltd.’s nearly century-long occupation on the site where the premises of this important Hawke’s Bay business stood. However,

\[118 \text{https://en.wikipedia.org/wiki/Jas_J_Niven_%26_Co}\]
scattered throughout Napier, Hastings and Havelock North are many examples of manhole covers manufactured for the local authorities of the area, and in Waghorne Street, the majority of these bear the identification “J.J.N. & Co., Napier.” - At least some of these, and almost certainly the ones that are in Waghorne Street, date from 1912, when Napier embarked on a major sewerage scheme for the Borough. Nivens’ won the contract to supply the manhole covers for this project. Ensuring that the manhole covers that still remain in place are retained and preserved will capture a unique aspect of the early history of the industrial development of Port Ahuriri and Napier, and will keep alive the story of what grew from a foundry at “The Spit” to become a nationwide business.

**Notable people:** James Just Niven, Charles Scott Galloway, George Nelson, Lionel Nelson.

**Architectural style/notes:**

**Theme (e.g. settlement, government, economics):** Economics, engineering, commerce

**Hapu/Iwi:**

**Cultural connections:**

**References:**

*Hawke’s Bay Tribune*, Thursday March 7, 1912, page 2


**Alterations:**

**Recommendations:** Schedule as significant (as a group)

### 2.12 Coastal Defence Boxes

**Schedule number:**

**NCC Heritage Group:**

**Type of site:** historic. These are not yet archaeological (as defined by HNZPT Act 2014) but have been recorded in NZAA Archsite as V21/259, V21/261, V21/364, V21/295, V21/296, V21/253, V21/252, V21/258

**Address:** Napier coastline

**Legal Description:** beach reserve

**Construction date:** 1942/4

**Designer** Ministry of Works? **Builder:** Angus & Atherfold

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119 *Hawke’s Bay Tribune*, Thursday March 7, 1912, page 2
Figure 98 Location of Pillboxes along Napier’s coastline. Source: https://www.napier.govt.nz/napier/historic-sites/napier-historic-sites/

**Significance: historic**

**Summary:**

These pillboxes have historic value associated with the short period (1942-44) when New Zealand was under threat from Japanese invasion and coastal defences were thrown up all along the coastline of New Zealand.

**History**

Coastal fortifications were constructed in New Zealand in two main waves: around 1885 as a response to fears of an attack by Russia, and in World War II due to fears of invasion by
the Japanese. The fortifications were built from British designs adapted to New Zealand conditions. They typically included gun emplacements, pill boxes, fire control or observation posts, camouflage strategies, underground bunkers, sometimes with interconnected tunnels, containing magazines, supply and plotting rooms and protected engine rooms supplying power to the gun turrets and searchlights. There were also kitchens, barracks, and officer and NCO quarters.  

Once Japan entered World War II, the New Zealand Government considered invasion by sea a real threat. Hawke's Bay's coastal defences were strengthened to prepare for that possibility. In 1942, two 6-inch Mark 7 guns were installed in concrete emplacements on a commanding position in the Bluff Hill Domain above the port of Napier. The barracks for the 77 Battery 10 Coast Regiment NZA gunners were located behind the battery. A plaque, set into a rock garden on the lookout, commemorates the army's presence on the site. Concrete strongpoints, commonly known as pillboxes, were also built along beaches north and south of Napier. A good example of these gun emplacements can be seen at the Beacons Reserve, four kilometres north of the entrance to the Inner Harbour and just south of the Bay View coastal settlement. Others are located at Whakarire Avenue, Westshore, and at points on the Beach Domain south of the city. 

There are relics of fortification along the beaches either side of Napier, New Zealand. Mostly, these were pillboxes of presumably New Zealand Ministry of Defence design. In addition, there was a Coastal Defence Artillery Battery on Bluff Hill, overlooking the Port of Napier. A little research showed that 77 Battery of the 10th Heavy (Coast) Regiment were stationed on Bluff Hill, with this unit being mobilised in early 1940, and stood down at the end of 1944. The Battery consisted of a pair of 6” Mk VII Naval Guns, and 4 Mobile 40mm Bofors units for air defence. Of these there are no longer any visible remains, as the 6” Emplacements were demolished in the late 1970’s. A scenic Look-out has been built on the foundations of the old emplacements (the magazines may still exist below but are sealed.) This Look-out was dedicated to the various Artillery Units that have served on Bluff Hill since the mid-1850’s.

Those of the pillboxes that I could see inside were in varying states of repair. The Westshore Pillbox was well preserved and has been closed up to prevent vandalism. It is very clean inside, though only marks on the walls show where the shelves were. How the Machine Guns were mounted is a mystery, as there was no evidence of any bench/shelf for this purpose in any of the boxes visited. You will also note that there is no dividing “Anti-ricochet” wall in any of these pillboxes. You will also note that the Rifle loops are not “stepped” on the exterior, as in the British ones. I saw that all were stepped on the inside, to allow the rifles a better arc of fire. Some Rifle Loops were just concrete, others were steel faced. When I was a small child, many of the pillboxes still retained their small heavy wooden doors in their protected entrances.

The Napier City Council moved to have all of the old pillboxes demolished years ago, and one or two were destroyed with great effort. I recall that explosives caused damage, but that to demolish all would have been expensive. It was the decided to bury the ones closer to the city. There are about 5 buried pillboxes on the Napier beaches.\textsuperscript{125}

**Description**

V21/261, South of Bay View, just north of the beacons. Clearly visible from SH, access off the end of Fergusson St. No metalwork around rifle ports survives and there is some damage to the concrete, with reinforcing rods exposed in places. Some damage from vandalism. Ports and doors now covered with metal screens to prevent public access and vandalism.

V21/259, Site is at Westshore, SW of harbour entrance. Access off Charles St. Structure clearly visible on beach at rear of 13 Whakarire St. Standard double ended design. Reasonably good condition. Undermined on beach side, so has distinct lean. Concrete raft broken up. Defaced by vandals.

V21/364, The site is located on the beach reserve off Marine Parade just north of a beach access car park. The pill box has been buried but there is still a concrete platform visible on the mound. This appears to be the roof. (2006) C 950m North of V21/295

V21/295, Clearly visible from Marine Parade as an isolated mound in Foreshore Reserve. North of Kenny Rd and South of Napier Boys High School - located about half-way between. Concrete pillbox. Part of WWII coastal defence strategy. Standard 'arrow-head' design (see Cooke 2000). The structure has been buried, with only the roof showing. No access at present into structure so should be free of graffiti and other damage.

V21/296, Originally consisted of a pillbox. Was clearly visible from Marine Parade as an isolated mound in Foreshore reserve. Roof intact

V21/253, Pillbox, one of a number along beachfront between Tutaekuri River and Napier Hill. Standard 'arrow-head' design. Structure exposed at front, earth piled round back and sides. Some vandalism, but otherwise in good condition.

V21/252 Pillbox, standard ‘arrow-head’ design. One of a number on back of beach between Napier Hill and Tutaekuri River.

V21/258 is not arrowhead design like the others but standard double headed design. It is buried up to its roof. This design frequently used in the Central Military District.

**Notable people:**

**References:**

Archsite [www.archsite.org.nz](http://www.archsite.org.nz)


\textsuperscript{125} Mike Eagle [http://www.pillbox-study-group.org.uk/gazetteer/international-pillbox-sites/new-zealand/napier-pillboxes/](http://www.pillbox-study-group.org.uk/gazetteer/international-pillbox-sites/new-zealand/napier-pillboxes/)

Napier City Council https://www.napier.govt.nz/napier/historic-sites/napier-historic-sites/


**Recommendations:** Schedule on District Plan