

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

Schedule number:

NCC Heritage Group:

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

Address: 2 Brewster Street

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

Construction date: 1860s



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



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

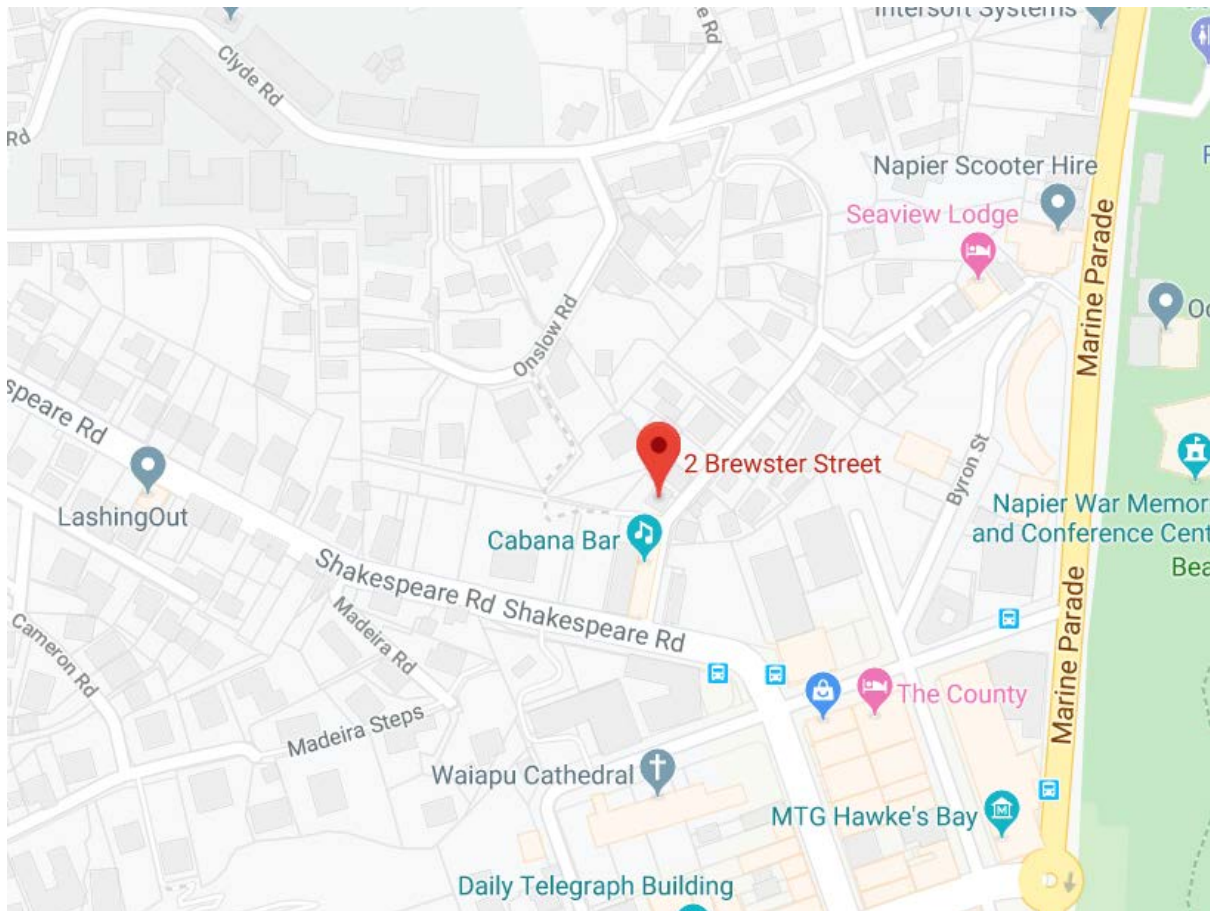


Figure 19 Location of 2 Brewster Street, Source: <https://www.google.com/maps/>

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

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

Original owner:

Current use: Residence

Current owner: Matthew Bonnet

Significance: Aesthetic, architectural, historic, technological.

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

History:

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

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

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

²⁶ *Hawke's Bay Times* 16 October 1863

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

²⁸ Napier City Council property file.

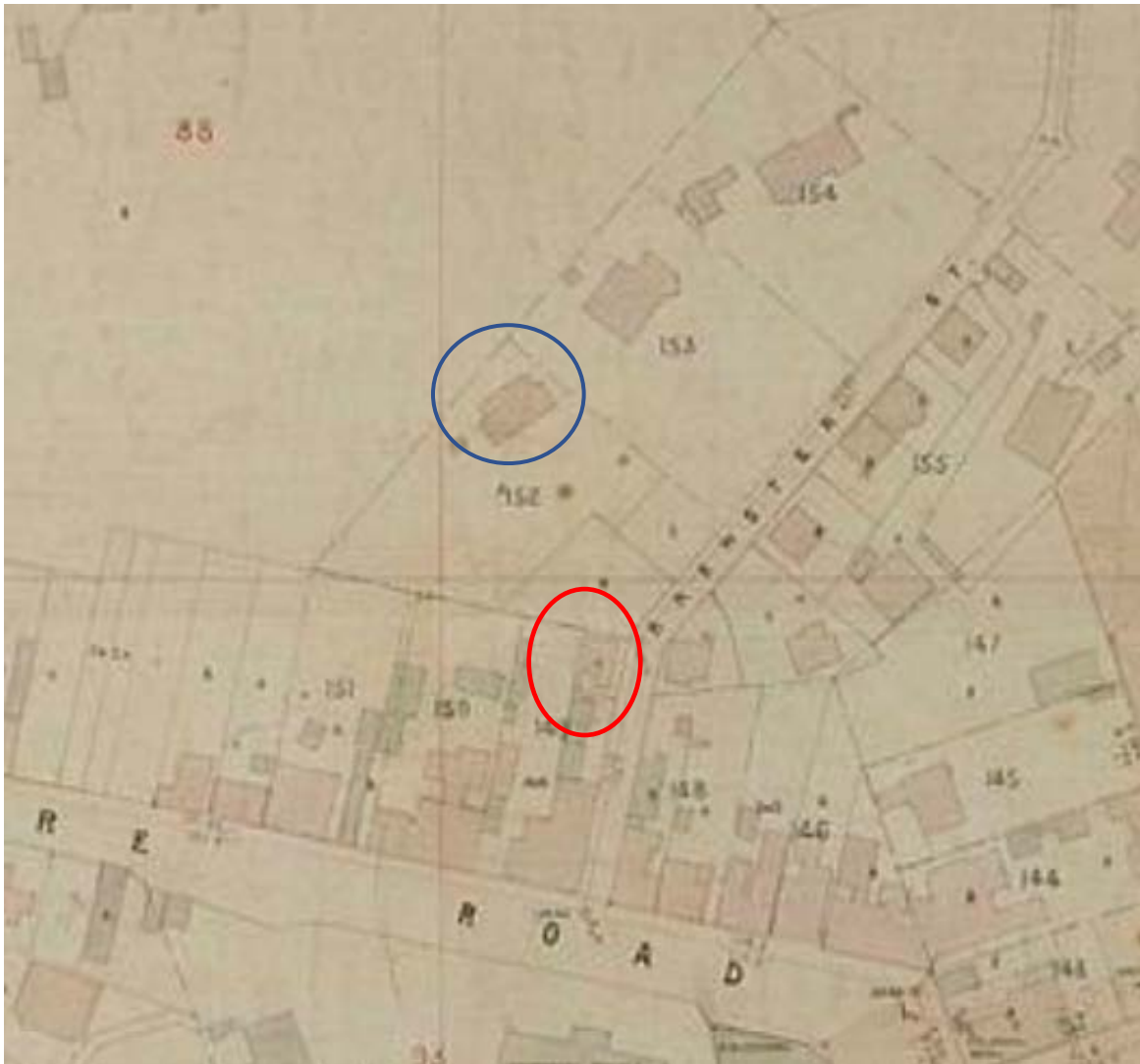


Figure 20 Location of house on TS 152 in 1880-85 (blue) and location of current house at that time (red). Source: MTG Hawke's Bay Bowman

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

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

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

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

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

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

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

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

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

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

³¹ *Hawke's Bay Times* 17 April 1862.

³² *Ibid.*

³³ Electoral Roll 1861/2

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

³⁵ *Hawke's Bay Herald* 13 April 1864

³⁶ *Hawke's Bay Herald* 14 December 1861

³⁷ *Hawke's Bay Herald* 13 May 1865

³⁸ *Hawke's Bay Herald* 28 January 1860

³⁹ *Wellington Independent* 29 September 1858.

⁴⁰ *Wellington Independent* 15 December 1858.

⁴¹ *Wellington Independent* 23 February 1864.

⁴² *Hawke's Bay Herald*, 31 May 1864.

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

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

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

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

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

The house may have been bought by E.W. Knowles when Mr Lynch was pulling down the old Empire Hotel. Presumably he also purchased TS 152 about the same time. Knowles' is

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

⁴⁵ New Zealand marriage index.

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

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

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

⁴⁹ *Evening Post* 13 November 1868

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

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

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

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

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

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

⁵⁶ *Hawke's Bay Herald*, 16 July 1880

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

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

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

best known as the proprietor of the *Daily Telegraph*, but like many settlers he was mainly involved in commerce, land acquisition and speculation.

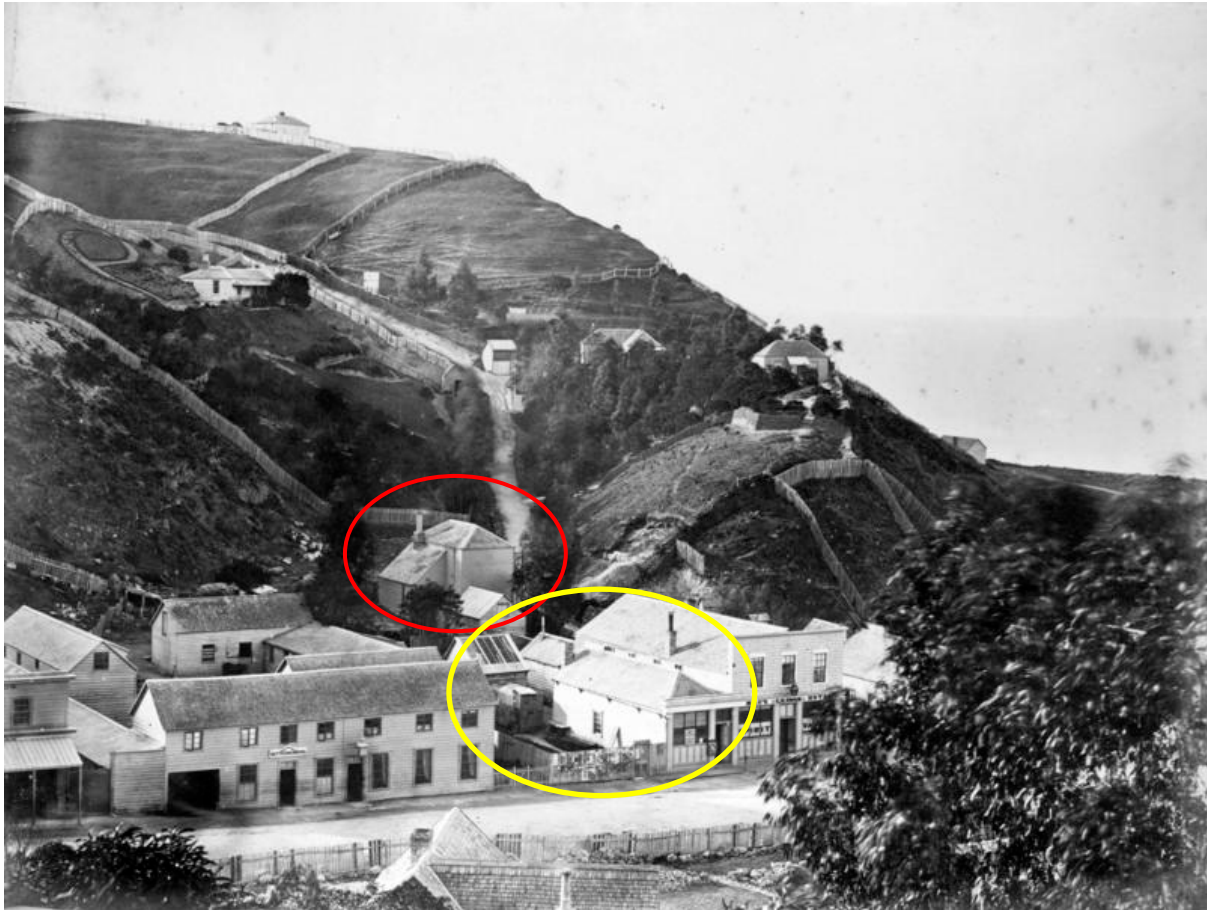


Figure 21 'Scinde Island House' (red) in its original location on the rear of TS 149. Swan's Photographic studio (yellow) Source: MTG Hawke's Bay gifted by Mr P Ashcroft. Refs. 49/109, 1158, Album 5, 80280

E. W. Knowles had for let in 1862, "Bay View Cottage, Marine Parade, a very desirable residence, with good stable." He was also selling good potatoes for 6 shillings a hundred weight from his place in Shakespeare Road.⁶⁰ In 1864 he advertised for sale groceries including tinned game, ale, porter and wine, imported hams and bacon, Hobart Town jams, tea and maize as well as hardware such as galvanised iron guttering and buckets and wooden buckets from his premises in Shakespeare Road.⁶¹ He also sold clothing, hats, American axes, tobacco, sardines, sperm oil candles, Huntley & Palmers biscuits, rice, sugar, mustard, oil, Hobart timber and kauri timber, among other things.⁶² In 1868 he (and M. Browne) provided sureties to the Licensing Meeting for G.W. Swan of Mac's Hotel and he and J. Le Quesne did the same for John Marshall of the Settlers' Hotel.⁶³

⁶⁰ *Hawke's Bay Times*, 20 March 1862.

⁶¹ *Hawke's Bay Times*, 11 March 1864

⁶² *Hawke's Bay Times*, 27 May 1864

⁶³ *Hawke's Bay Weekly Times*, 27 April 1868

By 1881 Knowles had either set himself up as a land agent or owned considerable property to rent—he had to let two building allotments next to the Oddfellows Hall; a building allotment in Tennyson Street; a seven-roomed cottage in Shakespeare Road, for low rent; King’s Cottage with 6 rooms in Shakespeare Road and the Bakehouse and shop at Milton Road near to the District School.⁶⁴ Then by 1887 he was well into becoming a property developer. He bought at auction 6 lots of Woodville Suburban Section no. 39 (Lots 1-6) for a total of £550.⁶⁵ The following year he bought two sections in James Street, Westshore: TS 145 for £5 and TS 160, for £8 10s.⁶⁶

J S Blair had taken over E. W. Knowles wholesale and retail business selling groceries, shoes and clothing by 1887.⁶⁷

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

MR E. W. KNOWLES, the Proprietor of the “Daily Telegraph, comes of an old English family settled for many, generations in Kent. He was born in the year 1833, at Maidstone, Kent, England, where he was educated. Deciding to try his fortunes in a new country, he left England for New Zealand, landed in Auckland early in 1856, and commenced business in that city. In the following year he proceeded to Hawke’s Bay, and from then till 1886 carried on in Napier a wine and spirit business. This he relinquished in the latter year, and he has since given his whole attention to the management of the “Daily Telegraph.” Mr. Knowles is an excellent and active businessman, and his beautiful home and grounds on the hill overlooking the town and bay are well-known in the district. He has been connected with the Napier Gas Company from its inception, and was for some years its chairman; has been chairman of directors of the North British and Hawke’s Bay Freezing Company, Limited, for about fifteen years; is a member of the Chamber of Commerce, and is one of the directors of the Permanent Building Society. He married a daughter of the late Dr. J. J. Brown, of London, England, and has, surviving, one daughter, who is married to Mr. J. A. Macfarlane, manager of the Maraekakaho station and proprietor of “Ben Lomond” sheep run. Mr. Knowles is largely interested in sheep-farming and is part owner of Waikareao station at Te Aute.⁶⁸

When E.W. Knowles died his will was contested and it was decided by four judges, with the fifth, Sir Robert Stout dissenting, that the residue of the estate, (being some £49,000) was for benevolent purposes, which was not necessarily a trust for charitable purposes, so it was void. This resulted in the residue of the estate going to the widow and daughter as on an intestancy.⁶⁹

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

Style / Description: The house at 2 Brewster Street is near the bottom of the street, on the outside of a gentle curve, so that it is prominent in the streetscape, especially when coming

⁶⁴ *Daily Telegraph*, 29 March 1881.

⁶⁵ *Hawke’s Bay Herald* 15 March 1887.

⁶⁶ *Daily Telegraph* 23 May 1888

⁶⁷ *Daily Telegraph*, 26 February 1887

⁶⁸ *Cyclopedia of New Zealand: Hawke’s Bay*, 1908, p.365

⁶⁹ *Hastings Standard* 19 November 1915

down the hill. It has a strong street presence, being two storeys high, and with the visual interest of a full width verandah, two storeys high. This has doubled verandah posts, tripled at the corners, with stick work and 'Union Jack' balustrading, all of which make a strong geometric pattern. On the first floor, the double-hung sashes have six panes, indicative of an early date, while the joinery below has been modernised.

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

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

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

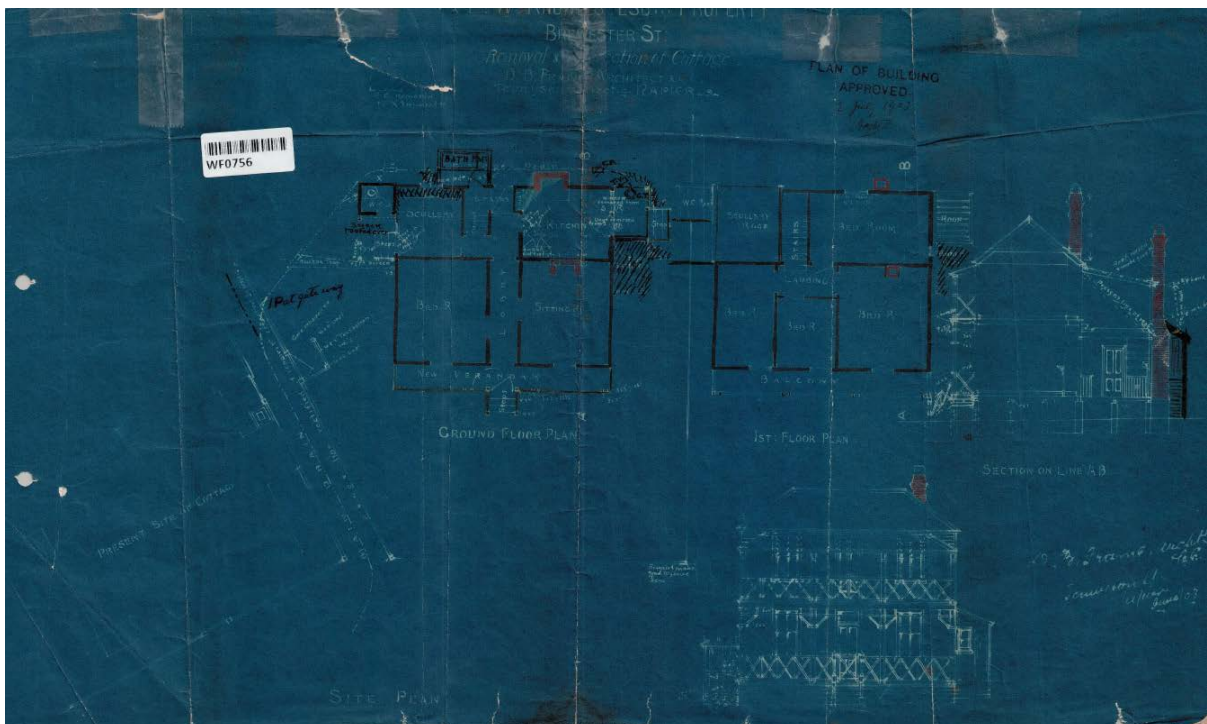


Figure 22 Part of one of the architectural drawings (1903) for renovations and relocation of house. Source: Napier City Council property file.

Hapu/Iwi:

Cultural connections:

References:

Ancestry.com www.ancestry.com.au

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

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

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

Napier City Council Plans in Building File for 2 Brewster Street

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

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

Recommendations: Schedule as Significant