

2.36 Milton Terrace, no. 2: Rita Angus's family house

Schedule number: NCC Heritage Group:

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

Type of site: Historic Place

Address: 2 Milton Terrace

Legal Description: PT LOT 2 DP 4940, LOT 12 DP 4940, PT LOT 2 DP 5052, LOT 3 DP 5052 (CT G2/154)

Construction date: 1940-42



Figure 297 2 Milton Terrace from the gate. Source: Chris Cochran May 2019



Figure 298 Extent of 2 Milton Terrace. Source: Napier City Council property on-line



Figure 299 Location of 2 Milton Terrace. Source: <https://www.gis.napier.govt.nz>

Architect: Douglas Angus (bottom floor); Paris Magdalinos (top) **Builder:** 1) Bill Angus 2.)

Original function/use: house

Original owner: William Angus

Current use: House

Current owner: Doug and Dallas Knight

Significance: historic, cultural, social

Summary: This house has historic significance for its association with the artist Rita Angus whose father built this house to the design drawn by her architectural brother Douglas. Rita lived here from time to time, notably soon after it was built and later in the 1960s when her parents returned to live in Napier. The house has cultural significance for its associations with this internationally famous artist; at least one of her paintings is from this house. It has some modest architectural value as an early modernist work, also with a significant addition by a locally respected architect, Paris Magdalinos.

History: This property is part of what was originally nos. 2 & 4 Milton Terrace and 1A Chilton Road. The land was not surveyed on Deeds Plan 39, but on another early plan. which is not traceable (according to Robert McGregor). A map of Napier drawn sometime after 1870 shows Suburban Section 46 divided into several lots, including the two that are part of the Milton Tce subdivision on Deeds Plan 39. It is likely that the first person to live on the property was Captain John Chilton Lambton Carter who died in a house on the property in 1872. He was descended from two aristocratic families the Lambtons and the Chilterns. The Lambton family holds the earldom of Durham and their family seat in Lambton Castle near Chester-le-Street in County Durham. In 1750 Dorothy Chilton daughter of Robert Chilton and Anne Lambton eloped with John Carter her brother's footman. They travelled from Durham to London in a post-chaise – it was a scandalous affair. Their descendant was Captain Carter who was born in 1817 in Cornwell, County Donegal, in Ireland, when his father was stationed there as part of the British Army. His father died in 1827 and he was brought up in Guernsey later joining the army too. His regiment was the 44th which was stationed in India and was wiped out at Khyber Pass, while he was on leave. Ill-health forced him to sell his commission and he moved to New Zealand in 1852 with his wife and two surviving children (two had died in India). They settled at Maraetara on the western side of the harbour. Carter's wife Susan (nee Lillicrap) died in 1862 when she was 46 leaving six children from 2 to 15 years old. She is buried in the Old Napier cemetery. In 1864, he married Maria Theresa McKain the daughter of a neighbour at Maraetara who had been helping look after his children. She was about 15 or 16; she had three daughters with Carter.⁴²⁷

The first superintendent of Hawke's Bay Province when it was formed in 1858 was T.H. Fitzgerald and Carter was his deputy. When Fitzgerald resigned Carter succeeded him and was Superintendent of Hawke's Bay from April 1861 to December 1862.⁴²⁸

In 1863 John Chilton Lambton Carter was appointed a captain in the Napier Regiment of Militia by His Excellency the Governor. The date of his commission was 2 July 1863. His occupation is described as: Ensign 44th Regiment; Captain 53rd Regiment; Farmer; 2nd Hawke's Bay.⁴²⁹ He died in 1872 aged 55 leaving Maria a 25-year old widow. At that time, they were living on the property, which included no. 2 Milton Tce and No. 2 Lambton Road, but it is not known which property their house was on; a second house was later built on the property for Lambton Carter, Carter's son by his first marriage. Maria inherited the land at

⁴²⁷ Robert McGregor, 2014, Milton Terrace 1865-2014.

⁴²⁸ Robert McGregor, 2014, Milton Terrace 1865-2014

⁴²⁹ *Hawke's Bay Herald*, 27 July 1863

Maraetara and the property fronting Milton Terrace. In 1875 she married Charles Lindsay Margoliouth and they had another six daughters. Margoliouth was a member of the High Schools Board of Governors, the Charitable Aid Board and a member of the Napier Hospital Committee. He was an auctioneer and owned the City Auction Mart. Between 1882-1887 he was a Napier Borough Councillor when the sea wall was being discussed. He objected to it, because it would benefit the owners of properties fronting Beach Road (Marine Parade) who had already acquired two frontages at no cost to them. In 1885 the death of Sarah Ann Tuxford the wife of Albert Tuxford and sister of Mrs Margoliouth was announced. The funeral left Milton Terrace in time to reach the Petane Cemetery by 2.30pm on 7 July.⁴³⁰

Mrs Margoliouth's legal advisor was the Honourable Algernon Tollemache who assisted her to buy land (some of which appears to have been bought for her by Tollemache who was her trustee under her Marriage Settlement and gave her £500 to help her buy some land belonging to Sir Thomas Gore Brown). He was a very wealthy financier who assisted many New Zealanders including Donald Mclean and Henry Russell. When Tollemache died in 1892 he bequeathed Mrs Margoliouth £15,000, which was a very large amount of money at the time, but not the largest of his bequests. In 1887 Charles Margoliouth appears to have left the colony because he was replaced on the various committees and boards, but with no comments or information about what he was doing. He finally reappeared in a notice in the *Daily Telegraph* in 1898, which comments that he had been absent from the colony for eleven years, but was visiting Palmerston North with Mrs Margoliouth and family.⁴³¹ Mrs Margoliouth died in 1929 aged 81 and is buried in the Napier Cemetery with Captain Carter.

The house at No. 2 Milton Terrace was sold to William (Bill) Angus whose construction company became one of New Zealand's largest; he built much of central Napier after the 1931 earthquake. The old house was demolished, and a new house designed by Douglas Angus, the Angus's son who was an architect practicing in Hamilton. The house was built between 1940 and 1942 with some rare touches such as copper spouting which was impossible to get during wartime. The house was inspired by Frank Lloyd Wright. The front of the house facing the sea shows that influence, but the back view that showed to the street was grim with brick walls, a flat roof with an external stair for access to the roof and a solid balustrade. The narrow windows were painted battleship grey. It is likely this is when the section was excavated to create the flat building platform for the house and when the German or Mexican oaks were planted. The garden was landscaped with paths and trellises through the lower garden and rockeries by the street and close to the house. The house was only occupied intermittently after Bill Angus moved his headquarters to Wellington and lived in Waikanae. But he and his wife were living here in 1942 when Rita their daughter stayed while recuperating from miscarrying a child fathered by Douglas Lilburn.⁴³²

The garden was overgrown throughout most of the late 1940s and 1950s until the Angus's returned in 1960 when Bill retired. Rita Angus painted at least one view from this house, which came up for sale in the 1980s but was too expensive for the Hawke's Bay Art Gallery and Museum to purchase. She also wrote a letter to Wystan Curnow from this house illustrated with water colour sketches. During the 1960s she regularly visited her parents travelling from Wellington on the Newman's bus. Sketches made on these trips were later

⁴³⁰ *Hawke's Bay Herald* cited in McGregor, p. 25

⁴³¹ McGregor, p. 26

⁴³² Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript.

used for her Hawke's Bay series of paintings e.g. In Hawke's bay; Churches, Hawke's bay; Fog, Hawke's Bay; Taradale, Hawke's Bay and Sheds, Hawke's Bay.

Bill Angus died in 1968 and when Mrs Angus moved to a rest home the house was bought by the retired magistrate Walter Dougall who married Ruth Holt a widow, but they never lived in the house because a few weeks after the marriage he was taken ill with a heart attack and died on the way to the hospital. The house was bought in 1978/9 by Doug and Dallas Knight who employed Paris Magdalinos to add a second storey to the house, which greatly improved its appearance. The external staircase and balustrades were removed because the flat lower roof was re-roofed with material unsuitable to walk on.⁴³³

Notable people: Captain Carter; Mrs Margoliouth, Bill Angus, Rita Angus.

Architectural style/description: The house at 2 Milton Tce is an early modernist design, in brick veneer, of 1940 – 42, although it is hard to read today how that house might have appeared in its original form. Today the appearance of the house is dominated by the top floor addition of the 1980s, designed by a well-known Hawkes Bay architect Paris Magdalinos. This is a flat-roofed structure, with a raised central portion, and is notable for its geometric interest – the strong horizontal of the roof set against the vertical emphasis of the 'board and batten' cladding, and the tall narrow windows.

The house is set well back from the road, and below it, so that it is discreet in the townscape, especially since it is surrounded by a well treed garden. A minor landmark nevertheless is the garage door to the property, right on the intersection of Lambton Road with Milton Tce. This is painted in a bright array of geometric colours, reminiscent of a work of Rita Angus's. This neatly acknowledges the prime importance of the place.

Alterations: Top storey added 1980s designed by Paris Magdalinos.

References:

McGregor, Robert, 2014. "Milton Terrace 1865-2014", typescript.

www.paperspast.natlib.govt.nz

Hawke's Bay Herald, 27 July 1863,

Theme: Settlement; Art

Hapu/Iwi:

Cultural connections:

Recommendations: Schedule as significant

⁴³³ Robert McGregor, 2014. "Milton Terrace 1865-2014", typescript.