

2.24 Hukarere Road, no. 9: Frederic Williams House: Te Rawhiti; now Warrawong

Name: Hukarere Road, no 9, Frederick Williams House: Te Rawhiti, now Warrawong

Schedule number:

NCC Heritage Group:

Type of site: Historic place; archaeological site.

Address: 9 Hukarere Road, Bluff Hill, Napier 4110

Legal Description: LOT 2 DP 7110 (CT 127/13)

Construction date: Unknown c. 1890s



Figure 207 F.W. Williams House Te Rawhiti 9 Hukarere Road. Source: Chris Cochran, May 2019



Figure 208 Extent of property at 9 Hukarere Road. Source: NCC property-on-line



Figure 209 Location of 9 Hukarere Road within Napier. Source: NCC GIS property on-line

Architect: Unknown **Builder:** Unknown. Robert Holt was the builder for an addition of a bathroom in 1908 and builders McKenzie and Walker further added to the building in 1926 (Holmes, 2002).

Original function/use: Residential

Original owner: Frederick Wanklyn Williams

Current use: Residential – Had been converted to flats in the mid-1950s by owners Mr and Mrs J.W Read of Napier. It is unknown whether the property has been converted back to a single dwelling home or not. It is likely the current owners continue to live in it as flats.

Current owner: Patricia Ross

Significance: aesthetic, architectural, historical, social

Summary: This property was the family residence of Frederick Wanklyn Williams who was the founding partner of Williams and Kettle Limited. Fred was the grandson of the First Bishop of Waiapu (William Williams), and the house was built next door to William Williams's house "Hukarere". It has significance for being the house of an important businessman and the founder of a regionally important stock and station agency. It is one of three buildings on land once owned by William Williams an important early missionary. The house has architectural significance as an impressive two-storey late Victorian villa.

History: Frederic Wanklyn Williams was born on or about 13 October 1854 at the Turanga mission station at Whakato in Poverty Bay. He was the eldest of 10 children of the CMS missionary William Leonard Williams and his wife, Sarah Wanklyn. Frederick attended St John's College, Auckland and later the Church of England Grammar School at Parnell. On February 1, 1870 (aged 16 years), Fred Williams became the new office boy at Kinross and Company, a mercantile firm operating from Ahuriri near Napier. The company was later hit badly by financial crisis, and at age 23 Fred felt he had served his commercial apprenticeship, and so established his own firm (F.W. Williams) in August 1880. In 1885 Frederic Williams was joined in partnership by the ebullient and outgoing Nathaniel Kettle, and the firm became known as Williams and Kettle.

Frederic Williams was also active in the community. He was a member of the Napier Harbour Board for a total of 25 years between 1889 and 1919, chairman of the Hawke's Bay Agricultural and Pastoral Society and a member of the Hawke's Bay Education Board from 1893 to 1899. He became mayor of Napier in 1902; but after steering through a loan of £10,000 to help develop the provincial town, he resigned in 1904 to concentrate on his business interests. Williams had a deep and abiding sense of duty to the Anglican church. Both his father and his grandfather were bishops of Waiapu. He served the church diligently as a lay person, synods man in the diocese of Waiapu and as a financial adviser. He was treasurer of the St John's Cathedral building fund and was a member of the Combined Clerical Pension Board of Auckland, Waiapu and Melanesia.

His recreations included rowing and rifle shooting. At 80 he began to write and later published *Through ninety years*, an account of the life and work among the Maori of his father William Leonard Williams and of his grandfather, the missionary William Williams. Frederic Williams had married Elina Mary Braithwaite (the daughter of J.B. Braithwaite (Napier Manager of the Union Bank) at Havelock North on 13 September 1883; they had had one son, Ronald Wanklyn Williams. Elina Williams died on 27 December 1910, and on 8 July 1912 Frederic married Kate Constance Standish at Ashburton. They had two sons Peter Standish Williams (b. 9 April 1913 d. 1992). And another son Allen Standish born 7 April

1915). Williams died at his home, Te Rawhiti, in Napier on 27 July 1940, survived by Kate Williams and his sons.³⁰⁸

The property is built on part of SS 84 owned by Bishop William Williams and the grandfather of Frederic. It appears in photographs from the 1890s but is not on the Bowman map, which although there is no date evident on the Bowman Maps, St John's Cathedral was built in 1888 and is not shown on any of these plans, so it is likely to be after 1888. In 1890 “The Public Works Committee of the Municipal Council held their usual meeting last evening and agreed to recommend the Council as follows: - 1. That Hadfield-terrace and Hukarere road be taken over and declared public streets”.³⁰⁹ This suggests that the land along the northern side of Hadfield Terrace was ready for development.



Figure 210 Part of Bowman X showing subdivision along the north side of Hadfield Terrace (red rectangle), Hukarere Road leading to Hadfield Terrace Hukarere School, Mahia, no. 11 Gladstone Road, the Coach house Hukarere House and Taumata.

The firm Williams and Kettle remained a private partnership until 1891 when the Hawke's Bay Farmers Co-op Association was formed. The new co-operative may have taken business from the firm and to retain their own customers Williams & Kettle was incorporated as a limited liability company to be worked as a co-operative. The Williams & Kettle co-operative took from the partnership as of 1 July 1891:

- their business premises and plant at Napier, Hastings, Spit and Gisborne, and

³⁰⁸ <https://teara.govt.nz/en/biographies/2w21/williams-frederic-wanklyn>

³⁰⁹ *Hawke's Bay Herald*, 20 May 1890.

- their interests in steamers and lighters,
- agencies, and
- stock in trade.

The sale gave the two partners more than a small fortune in saleable shares in the new Williams & Kettle Limited.³¹⁰ It is most likely that F.W. Williams built Te Rawhiti after the sale of Williams & Kettle in 1891.

Figure 176 shows Te Rawhiti in 1897 prior to the upper verandah being added to the house. Figure 177 shows the house in 1899 when the upper verandah has been added to it.

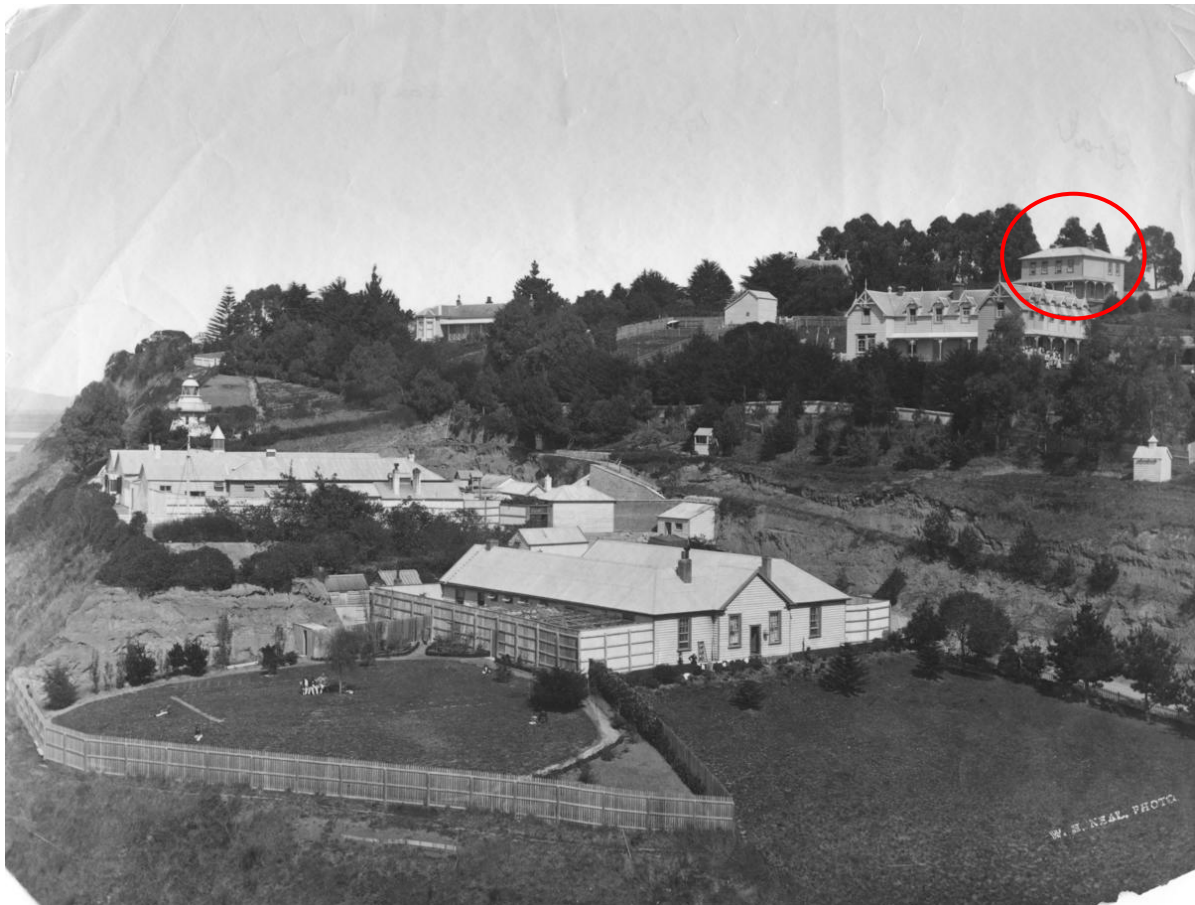


Figure 211 View of Napier Prison and Asylum from Bluff Hill Reserve looking south, thought to have been taken in 1897. Hukarere Māori Girls' School is located further up the hill on the right side of the photograph. Behind the school is the Hukarere Homestead and circled is F.W. Williams house: Te Rawhiti prior to construction of upper verandah. Photographer: W.H. Neal Source: MTG Hawke's Bay object nos. 50/80, 698, 78471

³¹⁰ Len Anderson. *Throughout the East Coast, the story of Williams and Kettle Limited*, Pictorial Publications, Hastings NZ, 1974



Figure 212 9 Hukarere Road F.W. Williams House Te Rawhiti Source: *New Zealand Graphic*, 15 December 1909, p. 19.

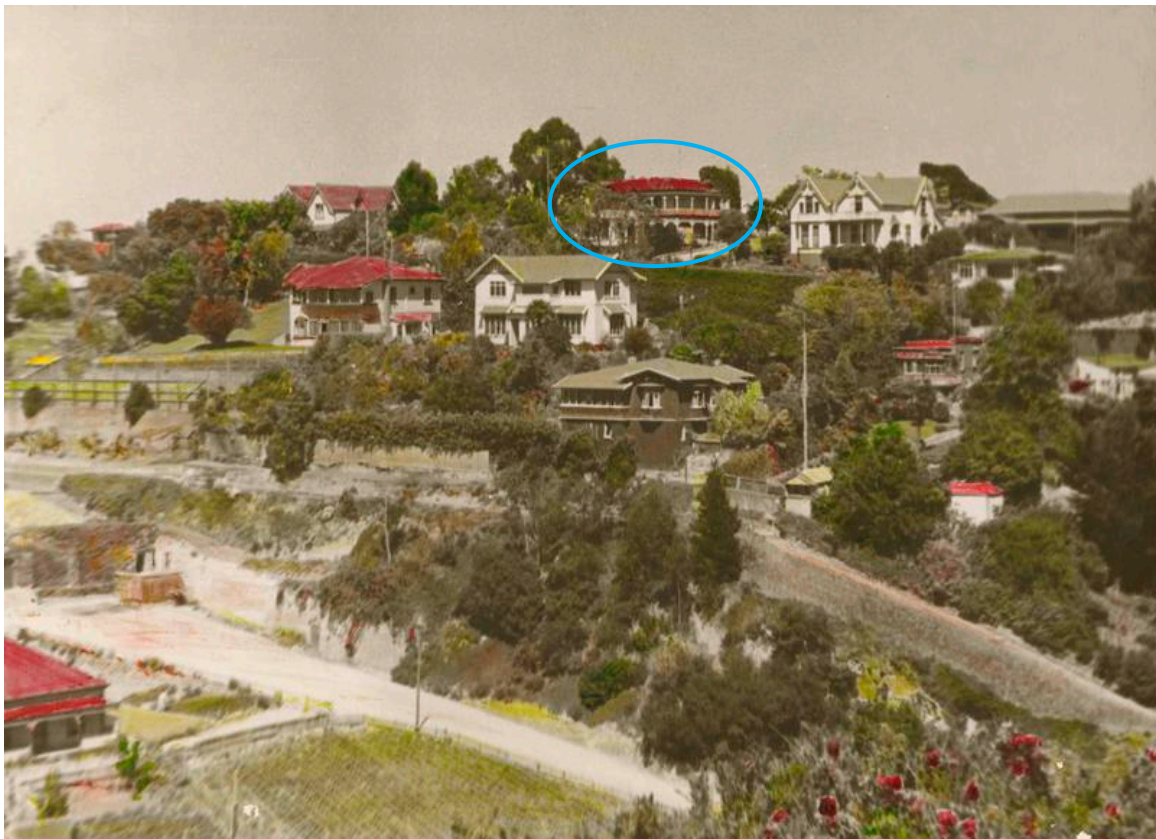


Figure 213 Houses on Hukarere Road prior to 1931. Te Rawhiti is circled. This photograph has names of early occupants attached. Source: MTG Hawke's Bay object nos. m65/55, 3436, 76135

As a man of finance Frederic Wanklyn Williams succeeded brilliantly and he contributed much to the rural and urban development of Hawke's Bay. In some respects, he had a dour, almost humourless personality, which commanded respect but discouraged close friendships. He was single-minded in commercial affairs and he preferred to leave the handling of public relations to colleagues. His business ambitions had full Williams family support, some in the form of financial guarantees which were regarded by bankers as 'beyond question'. He had the confidence and co-operation of British investors in land and shipping, especially in the growth and development of Williams and Kettle, which expanded throughout Hawke's Bay and Poverty Bay. Williams was chairman until 1919 and director until his death in July 1940.

Notable people: Frederick Wanklyn Williams, with Nathaniel Kettle founded the Stock and Station firm: Williams and Kettle Ltd.

Style / description: The villa at 9 Hukarere Road, now known as Warrawong, is a very impressive two-storey building, now largely hidden from the road by mature trees that fill the front garden. It is approached through a wide cast iron gate, of hand-wrought and rivetted construction, and a curving driveway; there is a picket fence on either side of the gate.

The main features of the house are a prominent gable on the left, which is an addition; the original gable shows in the photo of 1909 above. A two-storey high verandah runs along this front (east) elevation and returns around the north side; from early photos, it is clear that this was built first as a single storey structure, and the second level was added later. It has decorative timber fretwork and trellis balustrading, imparting a richness and grandeur to the house, which is built on a big scale. It is fully timber-framed and clad in wide rusticated weatherboards.

The house has modest townscape value, being set well back from the road, but it has a commanding presence nevertheless because of its size and its siting on a rise up from the road. It looks east out over the lower buildings on the other side of the road to the distant ocean.

Note: Interior not inspected. Understood to have been divided into five flats.

Alterations:

- 1908 – add bathroom. Builder – Robert Holt. (Holmes, 2002)
- 1926 – add to dwelling Hukarere SS 84 Lot 5 & 8. Builder – McKenzie & Walker (Holmes, 2002)
- 1955 - Proposed alterations to Flats for Mr and Mrs W.J. Read (NCC Property File)

References:

Ancestry website <http://www.ancestry.com>

Find a Grave website. <https://www.findagrave.com/memorial/67282693>;

Papers past website. <http://www.paperspast.natlib.govt.nz/newspapers>

Te Ara <https://teara.govt.nz/en/biographies/2w21/williams-frederic-wanklyn>

Anderson, L. 1974. Throughout the East Coast. The Story of Williams & Kettle Ltd. Pictorial Publications Ltd, Hastings.

Holmes, Eleanor. 2002. "Robert Lamb F.R.I.B.A. The Napier, New Zealand Years. 1879 to 1895." Typescript.

Napier City Council Property File for 9 Hukarere Road.

Theme: European settlement, commerce, farming

Hapu/Iwi:

Cultural connections: Williams Family

Recommendations: To be listed on the District Plan.