Antrim House

63 Boulcott Street, Wellington

CONSERVATION PLAN

for

Heritage New Zealand Pouhere Taonga

Antrim House

63 Boulcott Street, Wellington

CONSERVATION PLAN

Report Prepared by

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in conjunction with
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For

Heritage New Zealand Pouhere Taonga
Wellington

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Document History

Date	Version	Changes
20-3-20	Draft No. 1 To HNZPT	–
30-6-20	Finalised	HNZPT review comments incorporated.
31-10-22	Updated	Tangata whenua values statement added to the statement of significance; Appendix 3 truncated and condition report and repair schedule separated to a new document; notes on the findings from investigation work incorporated; heritage inventory updated; minor corrections and clarifications made.
06-12-22	Updated	HNPT Rārangi Kōrero Committee comments incorporated

Contents

Front cover image: View from Boulcott Street, 1906, Sydney Charles Smith, Alexander Turnbull Library ref 1/1-023048-G

Back cover image: Detail of front verandah, 2020 (Russell Murray)

Executive Summary

This *Conservation Plan* for Antrim House was commissioned by Heritage New Zealand Pouhere Taonga (HNZPT) to clearly define the heritage values of Antrim House and provide conservation guidance for its future management and use.

Antrim House is a place of exceptional heritage significance and is of national importance. Its significance is recognised with a Category 1 entry on the New Zealand Heritage List and a listing on the WCC District Plan. The place has very high historic and cultural significance, firstly for its association with Robert Hannah and his family, and for its later use as a private hotel then a government hostel, and further as for its longstanding use by Heritage New Zealand. As a formidable work of architecture by noted Wellington architect William Turnbull it has very high aesthetic significance, complemented by the generous open grounds and mature plantings and the outbuildings, and it is one of Wellington city's most distinctive and architecturally interesting places. It is an outstanding feature in the streetscape and a prominent and well-recognised local landmark. Its special qualities, and its residential character, are amplified by contrast with its closely packed modern surroundings.

Built in 1904 for the Hannah family on a prominent inner-city site with commanding views out across the city and harbour, the house was a testament to Robert Hannah's great success in business, exemplified in its grand scale, rich detailing and opulent finishes. Hannah Hannah died in 1928, and Robert in 1930, at the outset of the Great Depression. Unable to sell the property, the estate instead leased it, and it was quickly put to use as a private hotel by Florence Radcliffe. Radcliffe's tenure, although off to a promising start, ended in disarray as her financial situation deteriorated. The house was re-leased in 1934, this time to the Wimberleys, who kept it running as a private hotel and stayed on until the estate finally sold the property in 1938 to the Hicksons.

A major fire in July 1940 caused significant destruction, especially to the tower and first floor, and left the whole house with smoke and water damage. Comprehensive repairs were made, but the original Edwardian detailing and finishes at the first floor were changed for décor in an Art Deco/Moderne style in the fashion of the day, and the ornate decoration of the tower and rooftops was removed, leaving the house as it looks today.

The Hicksons eventually sold the property to the government in 1949. The house was then adapted for use as a hostel for young men working in the civil service, a use that was to last another 30 years. In 1978, the property was taken over by the New Zealand Historic Places Trust, and after a major refurbishment carried out under the guidance of the Ministry of Works, the Trust moved into the property in 1981. It has served as the organisation's headquarters ever since.

The fundamental conservation philosophy set out in this *Conservation Plan* is to conserve the house and outbuildings 'as found,' bearing in mind the residential character of the place and that the changes that have been made to each building over time are integral to their heritage values. The major built features on the site from the time of

the house's construction are also to be conserved as is. The general open and gardened character of the surrounding landscape is to be progressively enhanced over time, to better suit the residential character of the house and site. The conservation policies and recommendations are formed around this philosophy. The key recommendations made in this *Conservation Plan* include:

- Prepare a comprehensive disaster risk management plan for the whole place, including the house, outbuildings and landscape.
- Develop a landscape management plan for the property, including a long-term framework to progressively guide the planting and soft landscaping back towards the residential character of the Hannah era and to reduce the impact of vehicle use on the site in favour of its enjoyment by people.
- Extend the fire sprinkler system through to the glasshouse and the stables, to provide for the long-term protection of the outbuildings. When replacement falls due, consider improving the fire protection system to minimise water damage (e.g., a misting or gas discharge system), and upgrading the smoke detection to a VESDA type system.
- Commission a comprehensive condition survey of all building and site services.
- Carry out necessary repair and maintenance work to the house and outbuildings, including replacing the roofing of the house and stables, painting the roof of the glasshouse and re-painting the exterior and repairing the decks and balconies of the house, to put the exterior envelope of all the buildings into sound and watertight condition.
- Prepare and implement a detailed long-term maintenance plan for the buildings and structures.
- Commission a detailed review of the site's energy use, sustainability and climate change contributions, and devise a long-term upgrading plan.
- Install an exterior lighting system for the grounds and buildings to show off the place in the streetscape and highlight the architectural quality of the house.
- Continue the approach of decorating the building (and outbuildings) in a way consistent with the residential character of the site. In particular, progressively change out inappropriate modern light fittings and blinds with new fittings that are reflective of the era of the house or do not detract from its character.
- Protect the collection items from loss or damage.
- Review this *Conservation Plan* after 10 years, or earlier if needed to ensure it remains relevant to the needs of the place.

1.0 Introduction

1.1 Commission Details

This *Conservation Plan* results from a commission to R&D Architects Ltd. from the late Calum Maclean, Senior Policy Advisor, Tukana Kaitohutohu Kaupapa Here, Heritage New Zealand Pouhere Taonga (HNZPT), the brief for which was finalised in June 2019.

This document is the work of a multi-disciplinary team of heritage and building specialists. It has been authored jointly by Russell Murray (conservation architect), Elizabeth Cox (historian) and Sarah Poff (landscape architect), with additional input provided by Kathryn Hurren, Archaeologist Poutairangahia, HNZPT.

1.2 Brief, Purpose and Structure of the Plan/Methodology

The purpose of this *Conservation Plan* is to define clearly the cultural heritage values of Antrim House; to identify relevant matters that might influence the future management of the place, and to provide appropriate conservation guidance for its future repair, upgrading and ongoing maintenance in a way that ensures the heritage values of the place can be preserved and enhanced indefinitely.

The *Conservation Plan* includes a history of the place and its site; a description of the place as it stands today, an assessment of its cultural heritage significance; it also provides policies and recommendations for its future conservation and management. The *Plan* follows the standard Heritage New Zealand format for conservation plans (see *Guidelines for Preparing Conservation Plans,* NZHPT, 2000), with minor variations in arrangement, and Kerr's *Conservation Plan*, 7th edition.

A set of drawings recording the current arrangement of the house and the outbuildings is included in an appendix, as are reports on the archaeology of the site, and an outline condition report and maintenance plan.

Conservation standards are those set out in the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*.

1.3 Ownership, Land Status and Heritage Status

Antrim House is situated in central Wellington City, on an open east-facing site near the top of Boulcott Street, where it is surrounded by large modern commercial and apartment buildings and overlooked by residential buildings on The Terrace above.

Heritage New Zealand Pouhere Taonga owns the property. Antrim House and the outbuildings all sit within the boundaries of Section 1335 Town of Wellington (WN21B/228), which comprises 2,700, square meters; there is an easement over DP426411 which delineates the access driveway to the upper leg of Boulcott Street. There is an easement over the land for the drainage of Jellicoe Towers on The Terrace above, and the title records restrictions on mining for coal or other minerals as well as a building line restriction.

Location of Antrim House within Wellington City. The house is at the centre of the circle.
(Image from Google Maps, 2020)

Aerial view of Antrim House and its immediate setting.
(Image from Wellington Maps, 2020)

Formal recognition of the heritage values of Antrim House includes:

Listing on the New Zealand Heritage List/Rārangi Kōrero, no. 208, Category 1.

Scheduling on the Wellington City Council District Plan, item 17 map 33.

The site also falls within the NZAA Central City Archaeological Area, R27/701.

The implications of these listings are addressed in section 6. Archaeological values and issues are set out in the report enclosed in Appendix 2.

1.4 Acknowledgements

The authors wish to acknowledge the invaluable contributions of the late Calum Maclean, who passed away suddenly and unexpectedly as this *Conservation Plan* was being finalised.

Important contributions were made to the *Plan* by others, including:

Kathryn Hurren, Archaeologist Poutairangahia, HNZPT, wrote the archaeological summary included in Appendix 2.

Elaine Marland, Manager Knowledge Services Kaiwhakahaere Mātauranga ā Ratonga, HNZPT, facilitated the historic research.

Caleb Chan, 3rd year architecture student at Victoria University School of Architecture, prepared the updated floor plans used in the heritage inventory.

Win Clark provided initial advice on overall seismic performance considerations.

Survey data underlying the landscape plan was generated by Spencer Holmes Limited, for HNZPT.

The *Plan* follows the particular protocols for conservation planning developed by Cochran & Murray Conservation Architects over several decades of practice.

A previous *Conservation Plan* was written in 2000 by conservation architect Ian Bowman.

2.0 History

This section sets out a history of Antrim House, including the grounds, and a description as it stands today. It sets the stage for the statement of significance and the assessment of heritage values in the following sections.

This section relies on the history of the house *Antrim House and its Occupants* by Peter Attwell, written in the early 1990s. Attwell's work in turn relied on the tenacious research work of David Luke, an employee of the New Zealand Historic Places Trust (NZHPT), who gathered information about the history of the house from many people connected to the house, including members of the Hannah and Hickson families, and those involved with the house during its time as a hostel. Readers are encouraged to refer to Attwell's book for more detail of the social history of the house.[1]

2.1 Māori History of the Area[2]

The harbour of Te Whanganui-a-Tara was inhabited for many centuries by the people descended from the early explorer Whatonga, particularly Ngāti Ira, Ngai Tara, Rangitane, Muaupoko, and Ngāti Apa. Just prior to the incoming incursions by the people of Taranaki and Kawhia in the 1820s, the main groups still occupying Wellington harbour were Ngāti Ira and related peoples, although they were by then concentrated on the eastern side of the harbour, rather than the western side, the western side from Thorndon to Ngauranga having been abandoned in the first decades of the 19th century after a series of battles.

The wider Wellington and Kāpiti region, including the harbour, went through rapid change in the 1820s and 1830s. Ngati Toa, under the leadership of Te Rauparaha, and some Taranaki tribes, at first Ngāti Mutunga and Ngāti Tama and later also Te Ātiawa, came to live in the region, having been pushed out from their homes by the people of the Waikato. They travelled in a series of heke (migrations) throughout the 1820s and 1830s. The Taranaki tribes, Te Āti Awa, Ngāti Tama and Ngāti Mutunga, at first coexisted with Ngāti Ira and related groups but had driven them out by the late 1820s, and by raupatu became the area's tangata whenua (people of the land). As Angela Ballara noted, because of the turbulent history of the area it took some years after 1835 for their ownership to become secure. Ironically, it was the events surrounding the disputed land sales to the New Zealand Company that helped to cement the tribal boundaries in place.[3]

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[1] Peter Attwell, *Antrim House and its Occupants,* NZHPT, c1992. Much of David Luke's historical research is stored in 'Antrim House – General', 12013-016, HNZPT.

[2] This section is based on Morris Love, 'Te Āti Awa of Wellington', Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/te-ati-awa-of-wellington (accessed 11 March 2020); Chris Maclean, 'Wellington places', Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/wellington-places (accessed 11 March 2020), Morris Love, 'The Site of the Church', *Old St Paul's Conservation Plan*, 2014; Matene Love, 'Te Ara o nga Tupuna: The path of our ancestors', n.d.

[3] Dr Angela Ballara, 'Te Whanganui-a-Tara: Phases of Maori Occupation of Wellington Harbour c. 1800-1840', in *The Making of Wellington 1800-1914*, VUW Press, 1990, pp30-34

Pā, kāinga, ngākinga (gardens), food gathering sites and burial sites were established by the incoming Taranaki tribes on the western side of the harbour, in what is now Wellington city. These included Te Aro, around what is now the bottom of Taranaki Street, Pipitea, beside the sea in what is now Thorndon, Kumutoto, west of Woodward Street above the mouth of the Kumutoto Stream, and at Kaiwharawhara. Extensive gardens were also established in clearings along ridgelines.

By the time of pākeha settlement of Te Whanganui-a-Tara in 1840, however, further change had already occurred, as many of Ngāti Mutunga and Ngāti Tama had migrated to the Chatham Islands in 1835, leaving their established pā and kāinga to Te Āti Awa.

After their first attempt at settlement in the Hutt Valley failed following a major flood in March 1840, the New Zealand Company moved their settlement to what is now Wellington, particularly at first around the area of Pipitea Pā. This was on the basis of the company's earlier 'purchase' of the land in 1839, the validity of which soon came into dispute.

Although the harbour was populated by Māori in 1840, pressure from pākeha settlement made occupation of their pā and kāinga more and more difficult, and many left in the 1840s and others during the New Zealand Wars of the 1860s. By the 1890s, both Pipitea and Te Aro had been abandoned. As Morrie Love records, 'Those left to keep the fires burning in Wellington after about 1890 belonged predominantly to the Te Āti Awa sub-tribes of Ngāti Te Whiti, Te Matehou, Ngāti Tawhirikura and Ngāti Puketapu. This remains the situation today'.[4]

Around Wellington harbour there were several streams that came down the wooded hills onto the coastline. These streams, now all culverted beneath roads, once provided Māori with access to food sources, and clean water, and often kāinga were built alongside them. One of these streams, known as Wai-koukou or Wai-koko, travelled down a forested gully and entered the harbour at the old shoreline at what is now the bottom of Boulcott Street, where Willis, Boulcott and Manners Streets meet at the position of St Mary's of the Angels, which since 1843 has been the site of Catholic chapels and churches.

In 1928 Miss I. A. Edwin described this gully and stream in the *Evening Post*, including a narrow track following the line of the stream. She also mentions that the stream and nearby springs had been problematic for architects and builders of the current St Mary of the Angels, when it had been built:

> Very different from the broad, smooth, well graded road of to-day was Boulcott Street in its earliest stages. For where the traffic controller stands at the crossroads to direct the noisy, never-ending procession of trams and motors is just about where the little fern-bordered stream—the Waikoukou—ran into the sea. A narrow track followed the Waikoukou up the gully, where among the bush, fantails flitted about the ngaios and tuis sipped honey from the flax. Long

[4] Morris Love, 'Te Āti Awa of Wellington - After 1840', Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/te-ati-awa-of-wellington/page-5 (accessed 12 March 2020)

> since the Waikoukou has vanished, but the springs are still there, and give trouble occasionally—as the architect and builders of St. Mary of the Angels discovered when they built the big new church.[5]

Historian James Cowan described the stream equally poetically in 1934, and emphasised its importance to Māori for food gathering:

> …the place where Willis Street and Manners Street meet was once called Wai-Koko, otherwise "Tui Creek" [koko is an alternative name for tūī]. A small stream flowed down from the wooded hills along the present line of Boulcott Street, or nearly so, and there was a pool on its course just here, which was a place resorted to by the Maoris [sic] for snaring the birds of the bush. It was a shady pool, and here gathered the birds, the tui or koko, the bellbird and the pigeon, drinking and refreshing themselves by splashing and sprinkling the cool water over themselves, as birds do in the heat of summer.
>
> In the season, when the birds were in the best condition for food, the Maoris caught them with snares of ti (cabbage-tree leaf) fibre arranged in loops over the pool. The koko was particularly plentiful here, hence the name. There was also a variant of the name used by the Maoris; the water was sometimes called Wai-koukou, which means a bathing pool; it was the bath of the forest birds.[6]

Cowan described the stream as flowing 'along the present line of Boulcott Street, or nearly so' but Turnbull Librarian, Johannes Andersen, attempting to sketch the streams of Wellington onto a current map in 1940 (detail below), instead shows the stream running further to the west, beginning at around Mount Street, but still traversing the same Willis/Boulcott Street corner.

Leslie Adkin, in his 1956 history of Wellington *The Great Harbour of Tara,* says that the stream '…rose on the south-east slopes of Pukehinau (now the Town Belt about the top of Ghuznee Street)'. He also mentions a pool in the stream at the junction of Manners and Willis, which was a bird-snaring place. Louis Ward mentioned in his 1928 history of the city *Early Wellington* that '…The goats and poultry [in Brees' 1840s image] mark the place where the mud oozed down Willis Street during the earthquake of 1855'.[7]

The stream appears to have provided an excellent source of food, particularly birds, for the local Māori. It was fairly close to both the densely populated Te Aro pā and the Kumutoto pā along the ridgeline above it, so was possibly used fairly frequently for this purpose. It is not recorded that any Māori settlements were situated at or near the site of Antrim House itself.

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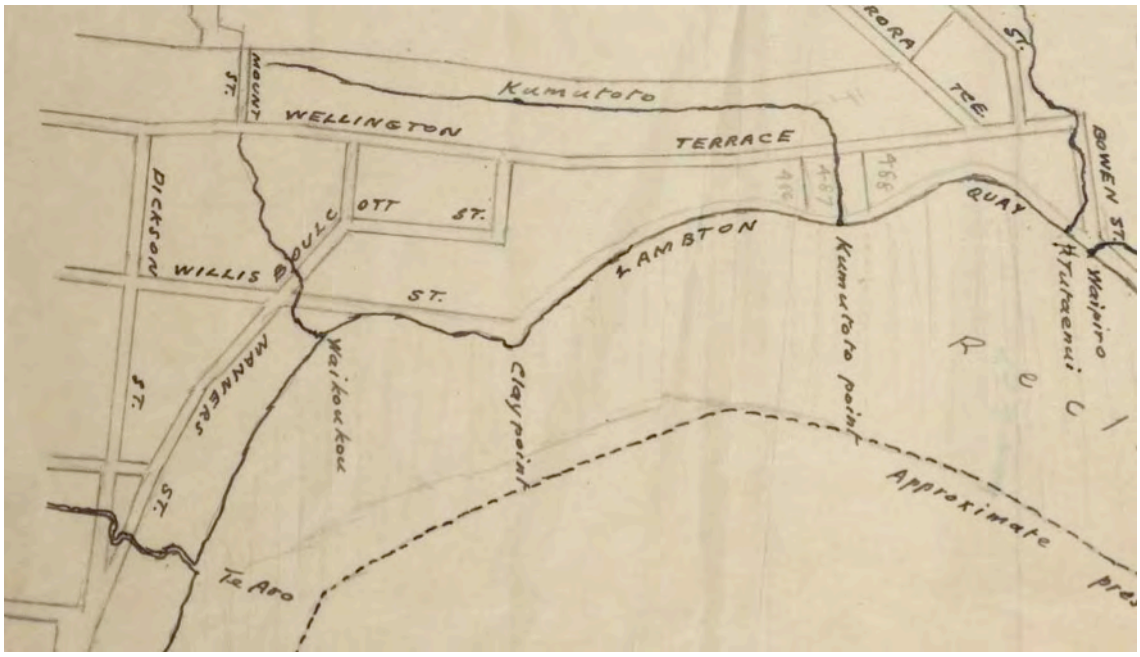
[5] 'Boulcott Street: From Bush to Bitumen', *Evening Post,* 20 March 1928, p10. The previous church on the site was badly damaged by fire in 1918 and the present St Mary of the Angels was completed in 1922.

[6] Tohunga, [James Cowan], 'Wisdom of the Maori: *The Poetry and Music of Place Names*', *New Zealand Railways Magazine*, 1 Sept 1934, Vol 9, issue 6, p15

[7] G Leslie Adkin, *The Great Harbour of Tara,* Wellington, 1959, pp93-94; Louis E Ward, *Early Wellington,* Auckland, 1928, p211

The Chapel of the Nativity, the first Catholic chapel in Wellington (and the site of the current St Mary of the Angels), at the bottom of what is now Boulcott Street, as painted by Brees in his Pictorial illustrations of New Zealand, published in 1847. A religious procession is moving down toward the beach. The road shown on the right in this image going up the hill is Boulcott Street, described by Brees as leading 'from the beach along the sides of the hill up to Wellington Terrace'.
Samuel Brees, Pictorial illustrations of New Zealand*, London, 1847, p32.*



A detail from a c1940 attempt to map the historic streams of Wellington by Turnbull Librarian, Johannes Andersen. Note the Kumutoto Stream running along The Terrace and down what is now Woodward Street, and the Waikoukou Stream running from Mount Street down to where Willis, Boulcott and Manners Street meet. 'Courses of the Wellington streams, plates 3 and 4', MapColl-832.4799cdc/A/ca.1940/Acc.3783-84, ATL

2.2 The History of Antrim House

Antrim House was built for the Hannah family, who lived in it from 1904 until 1930. Its life as a family home ended with the Hannahs, and afterwards it was put to use first as a private hotel and later a boarding house. In 1949 it was purchased by the government and used as a young men's hostel for the civil service. It was refurbished in 1979-81 to become the headquarters of the New Zealand Historic Places Trust, now Heritage New Zealand Pouhere Taonga, who have occupied the place ever since.

Robert Hannah, 1/2-116725-F, ATL

Antrim as a Home 1905 – 1930: The Hannah Family

Robert Hannah (1845-1930) was born in County Antrim, Ireland on the family farm.[8] He was apprenticed to a boot maker as a youth. A family legend says that an argument with his father caused him to leave home and emigrate to Australia aged about 18. However, given the times and circumstances he would have faced as one of four sons on a small farm, emigration was always a possibility.

About three years later, Robert Hanna [the spelling of his name changed during his time in New Zealand] was headed to New Zealand, arriving at Hokitika on the west coast of the South Island. Hokitika was booming with the gold rush, and no doubt this, or the business opportunities it offered, attracted the young man. He is known to have settled in Charleston, about 27 miles south of Westport, but did not immediately work at his trade as a boot maker until he had sufficient funds to open his first shop in 1868.

By 1873, the rush was running out of steam. The gold output from Charleston was dropping and the population was declining and within a few months Robert was on his way to Wellington, where he was to remain for the rest of his life.

Advertising in *The Evening Post* during June 1874 announced the opening of Robert Hannah & Co on Lambton Quay. The business prospered and by 1879 there was another branch (and factory) in Cuba Street, followed by stores in Molesworth Street and Willis Street a few years later. By 1897, there were 10 stores in the North Island, set up with the assistance of Robert's younger brother, William, who had come out from Ireland in 1879.

In 1875, he married Hannah Ferguson (1852-1928); a milliner recently arrived from Ireland via Melbourne. Little is known of Hannah, why she emigrated, or how and

[8] This biographical and family information is based on 'Antrim House History', HNZPT website, downloaded 15 March 2019, http://www.heritage.org.nz/places/places-to-visit/wellington-region/antrim-house/history

when the couple met. Robert and Hannah had eight children, seven of whom survived into adulthood. Hannah's unmarried sister, Jane, came out from Ireland to help her sister with the supervision of the household. She remained with the family for the rest of her life, outliving Robert, Hannah and five of their children.

The Hannahs first lived for a time in the central city, then Khandallah, later keeping a small weekend cottage there, and a farm in the Hutt Valley that Robert would visit regularly. Antrim House would be the third house to be the home of the Hannahs in Boulcott Street.

The Hannahs were regular attendees at St John's Church in Willis Street, and Robert served on its management committee for 25 years. He was involved in the orphanage and other church institutions, the Boys Institute and YMCA. While living in Khandallah, he was a member of the Onslow Borough Council, one of few public involvements he took outside his business.

Although Robert was a manufacturer and retailer of footwear, he was also an importer, and claimed this was the profitable side of the business. The top floor of the Cuba Street premises was originally a small factory but by the early 1890's it had become too small, and the 'Palace G' boot factory (five floors) was built behind the Lambton Quay premises. Thomas Turnbull designed the building, which marked the start of a long business relationship between the two men. Some 124 staff were employed, and its weekly output was about 3,000 pairs of boots, comprising around half the boot trade in New Zealand at the time. By 1908, business was so good that a combined factory and warehouse (2 floors) was built behind the Cuba Street premises, which was further expanded when adjoining properties were purchased. The building served as the company's head office for many years.

By the time of Robert's death in 1930, there were 19 branches in the North Island and 11 in the South Island. He had become one of the country's wealthiest citizens and had the reputation for being a shrewd and hard businessman. None-the-less, he was proud of his staff and paid them above the going wage, even going so far as to secretly place orders with the firm to keep up production and thus keep staff employed as the Depression years approached.

Hannah herself was in poor health during her later years and was usually confined to bed. She died in 1928. Less than two years later, Robert came down with pneumonia after a visit to the farm and died at home a short time later, aged 85. He is remembered by his grandchildren as a vigorous man who had never retired or given up his interests and who had never 'behaved like an elderly person who was failing'.

Antrim's Site

Antrim House was built over two of the original Wellington Company town sections that had been laid out in 1840 – Section 477 and 478. Both originally had frontages on Boulcott Street and at the top of the hill on Wellington Terrace (now The Terrace).

Boulcott Street followed a coastal escarpment above the commercial street of Willis Street, which was more or less at sea level. The Terrace runs along a high ridge above Boulcott Street, setting the frontages of the land there much higher than the Boulcott Street frontages. The significant height difference and steeply sloping land resulted in most of the sections being subdivided between the two streets and sold for separate development.

Boulcott Street was both close to the heart of the city and had excellent sea views, and it soon developed into a prestigious residential street (although the Ward map does show some small workers cottages further down towards the corner of Church Street). By the start of the 20th century, it was considered to be one of the better streets in the city, at the time the home of noted Wellingtonians, John Plimmer (1812-1905), Sir Walter Buller (1833-1912), and T. G. McCarthy (1833-1912), amongst others.

Section 477 was originally granted to Thomas McDonnell, but soon was owned by the Wallace family. John Howard Wallace was one of the earliest pākeha settlers of Wellington, arriving in January 1840, and was '…a most active and useful member of the settlement, keenly interested in every civic project'. He and his family lived in a house called Priory Cottage on this section, perhaps from the 1840s. In 1865 the couple lost six children to scarlet fever while living there.

In c1883 they built a new house on the property, described as a 'fine square-built structure containing many fine apartments… surrounded by tastefully laid-out grounds, from which a full view of the harbour can be obtained, and which have a frontage both to the Wellington Terrace and to Boulcott Street'. This is assumed to be the house later known to the Hannahs as Tera Tangata. John Wallace died in 1891. His widow Sarah Ann still had a life interest in the property when Robert Hannah bought it from Joseph Henry Simpson in May 1896. At the time of purchase the Hannahs entered into agreement to pay an annuity of £65 to Mrs Wallace for the remainder of her life, and monthly payments were duly made until her death in August 1898.[9]

The Hannah family (the name of record on the title was Hannah Hannah) purchased the Boulcott Street part of section 477 in 1896 and sometime between then and 1898 the family moved to Tera Tangata, which was situated just to the south of where Antrim House is today.[10] The 1891 Ward map shows Tera Tangata on Section 477, plus three small accessory buildings on the southern boundary. Antrim House was built across the boundary between this section and Section 478 to the north. After Antrim was built, parts of Section 477 were calved off, one in 1916 and one in 1919.[11]

[9] Attwell, p17 and 67. Information about Wallace: F L Irvine-Smith, *The Streets of my City, Wellington New Zealand*, Wellington, 1948; 'Makers of Wellington: Pioneers of the Forties: John Howard Wallace', *Evening Post,* 14 November 1929, p10; Quote about new Wallace house is from 'New Buildings', New Zealand Times, 13 July 1883, p7

[10] Attwell, p20 and p65 fn14. Images of this house can be found in this report.

[11] CTs WN37/53, WN47/122, WN47/123, WN51/234, WN67/118, WN82/209

Extract from the Thomas Ward Map, 1891 (superimposed over modern satellite photo, with red roof of Antrim House and accessory buildings shown, and the present site boundaries outlined in cyan). Antrim House was built across the boundary of Section 477 and 478, 15 years after this map was made. Key: (1) Additional section containing two houses, owned by Hannah family from 1929 (2) House demolished to make way for Antrim (3) Tera Tangata, the Hannah family's previous house. Thomas Ward Map, 1891, Wellington City Council.

Section 478 was owned in the 1840s by William Bushell. It was put up auction in 1848 as an 'eligible building site', so likely did not have had a house on it at this stage. The land was later purchased by Reverend William Kirton, a minister in the Church of Scotland on Lambton Quay, who had arrived in Wellington in 1850. Bookseller and writer, William Lyon, purchased it from Kirton in 1853, and the land was passed on to his son and sons-in-law after his death in 1879. Horatio Lyon, his son, became the sole owner in 1886. The Hannah family purchased the section from Lyon in July 1901 (the name on the title was again Hannah Hannah). By the time of purchase, a portion of the section on the Boulcott Street frontage had been subdivided off (this was done some time prior to 1891), along with the portion that faced onto The Terrace.[12]

An existing house on the property (as shown in the Thomas Ward map) was probably built in the 1860s. It was a two storey 7-roomed house (located adjacent to the current glasshouse) with a small outhouse, surrounded by large open grounds. This house was demolished in 1904 to make way for the Hannah's new home. This section was

[12] Attwell, pp17 and 67. CT WN/181. Auction in 1848: *Wellington Independent*, 15 April 1848, p2. Kirton obit, *Wellington Independent*, 29 August 1871, p2. Information about William and Horatio Lyon is from Attwell, pp17 and 67; William Renwick, 'Blair, John Rutherfurd', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, https://teara.govt.nz/en/biographies/2b26/blair-john-rutherfurd (accessed 25 September 2019).

eventually added to the Hannahs remainder of Section 477 when the Public Trustee was issued with a new CT in 1930.[13]

Robert Hannah also later purchased a part of **Section 479**, containing two houses, one built directly on the northern part of Boulcott Street front and one behind it. He owned this at least from 1929, not long before he died (although he may have owned it earlier). The Hicksons purchased the houses and land together with Antrim in 1938, and later sold the whole parcel to the Crown. The land was finally split from the Antrim section in 1951, when it was sold by the Crown to a neighbour.

Construction of Antrim House 1904-1905

Robert commissioned the well-known Wellington architectural firm of Thomas Turnbull and Son to design the new house. Hannah had a well-established relationship with Turnbull, having commissioned the design of a number of commercial buildings from his firm. By this time Thomas was 80 years old and had significantly reduced his involvement with the business, and it is all but certain that his son William designed the house, particularly as he is known to have designed Dr Pollen's house nearby in 1902, with which Antrim shares a common sense of formality and grand Edwardian Italianate architectural styling.

Construction of Antrim House commenced in 1904. The old house was demolished, a substantial retaining wall was built along the west side of the site at the base of the steep bank, and the land was benched and levelled to make the platform for the new house and outbuildings. A smaller retaining wall was built along Boulcott Street, capped with a wrought-iron fence, and a driveway was formed from Boulcott Street, winding up the slope to the new house site. The building work was all carried out by the local firm of Davis and Browman and appears to have finished by late 1905.

The house was built as drawn, except for one major late change. This was to replace the single-storey glass conservatory at the north-west corner of the house with a new a two-storey section of building, which contained a billiards room at the ground floor and two bedrooms and a passage on the first floor above, the resultant spaces further enlarging the already substantial house. The addition was designed by Thomas Turnbull and Son. The drawing is in the same hand and has matching colouring to the other drawings in the set, although it is not dated.

Physical evidence shows the change must have been commissioned late on in the construction, or possibly even soon after the substantial completion of the house. Foundations for the conservatory have been sighted under the floor of the billiards room and discovered buried in the grounds outside[14]. The billiards room is the only main room on the ground floor without a Wunderlich ceiling, meaning the change was made well after the metal ceilings had been ordered. An external window in the west wall of

[13] WN420/215. This was then transmitted to the government in 1979 via Gazette notice GN328167.1 (22 March 1979, p697) and the current CT WN21B/228 was issued in 1981.

[14] A substantial concrete footing piers was uncovered to the north of the billiards room during drainage work in February 2020.

the dining room ended up looking into the billiards room (this window was removed in later alterations). There is further evidence of the change in construction visible in the weatherboards on the back wall of the house. The framing for the hipped roof over the dining room can be seen in the attic. A Wellington Gas Co. plan, drawn when the gas was laid on at the end of June 1905, shows the billiards room in place.[15]

The cellar was all but certainly part of the original construction, although it is not shown on any of the drawings.

The completed construction included three outbuildings on the grounds, two of which remain today. There was a single-storey stables building, which also contained a washhouse, laundry, dairy and basic staff accommodation (the stables area in this building was later converted into the garage for Robert Hannah's cars). The stables is entirely different to the two-storeyed building shown on the original plans, although the structure that was ultimately built served the same functions. No original plan for the present stables building has been found.

A glasshouse of comparable size to, and filling some of the function of, the erstwhile conservatory was built to the north of the dining room, close to the stables. There was also a small open summerhouse in the northern corner of the grounds.[16] Little is known of this building, although it appears obliquely in some photos. It was demolished some time prior to the 1970s.

Antrim House in Hannah Era

When Robert and Hannah moved into the house in 1905, all seven Hannah children (ranging from 14 to 29) still lived at home. Hannah Hannah's unmarried sister Jane Ferguson also moved into the home with the family. According to information from the Hannah grandchildren, Jane was responsible for the running of the house, and did some of the cooking.[17]

In addition to the family, there were two servants, a cook and a maid, who lived in the house, and an odd-job man who lived in one of the outbuildings, presumably the stables. In the early years, there was also apparently a coachman to care for the horses and carriages. This role later became that of chauffeur when cars replaced the horses. A part-time gardener was also employed to tend the grounds.[18]

Jessie, the second Hannah daughter, was married at Antrim in June 1907, in the hallway. The reception was held in the dining room, and the 'large array of lovely presents' was displayed in the billiard room.[19]

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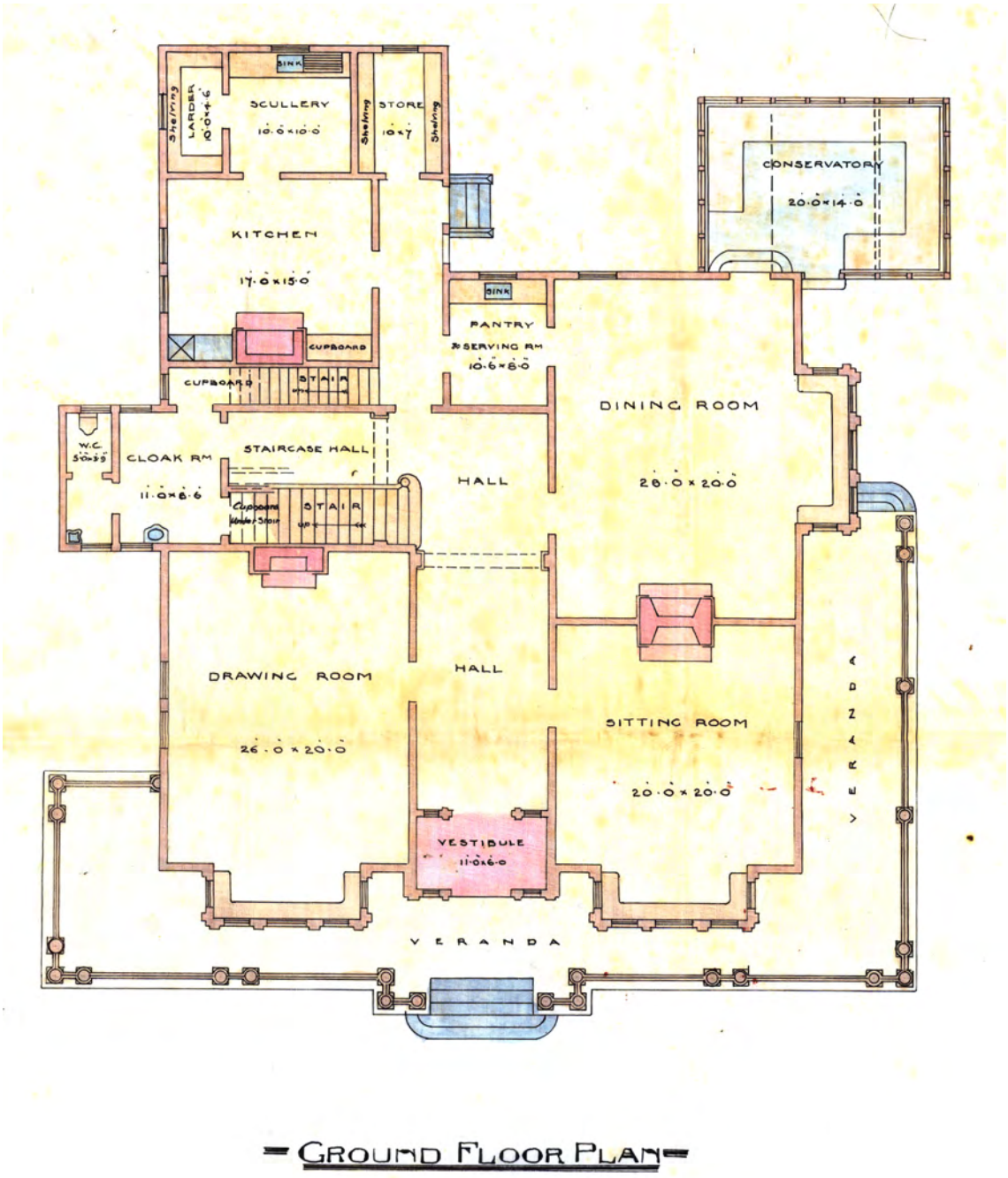
[15] Attwell, p69 fn23

[16] Attwell, p20 and p68 fn 25. The summerhouse was remembered by Hannah grandchildren and Hickson family, and was demolished in the hostel era.

[17] Attwell, p27.

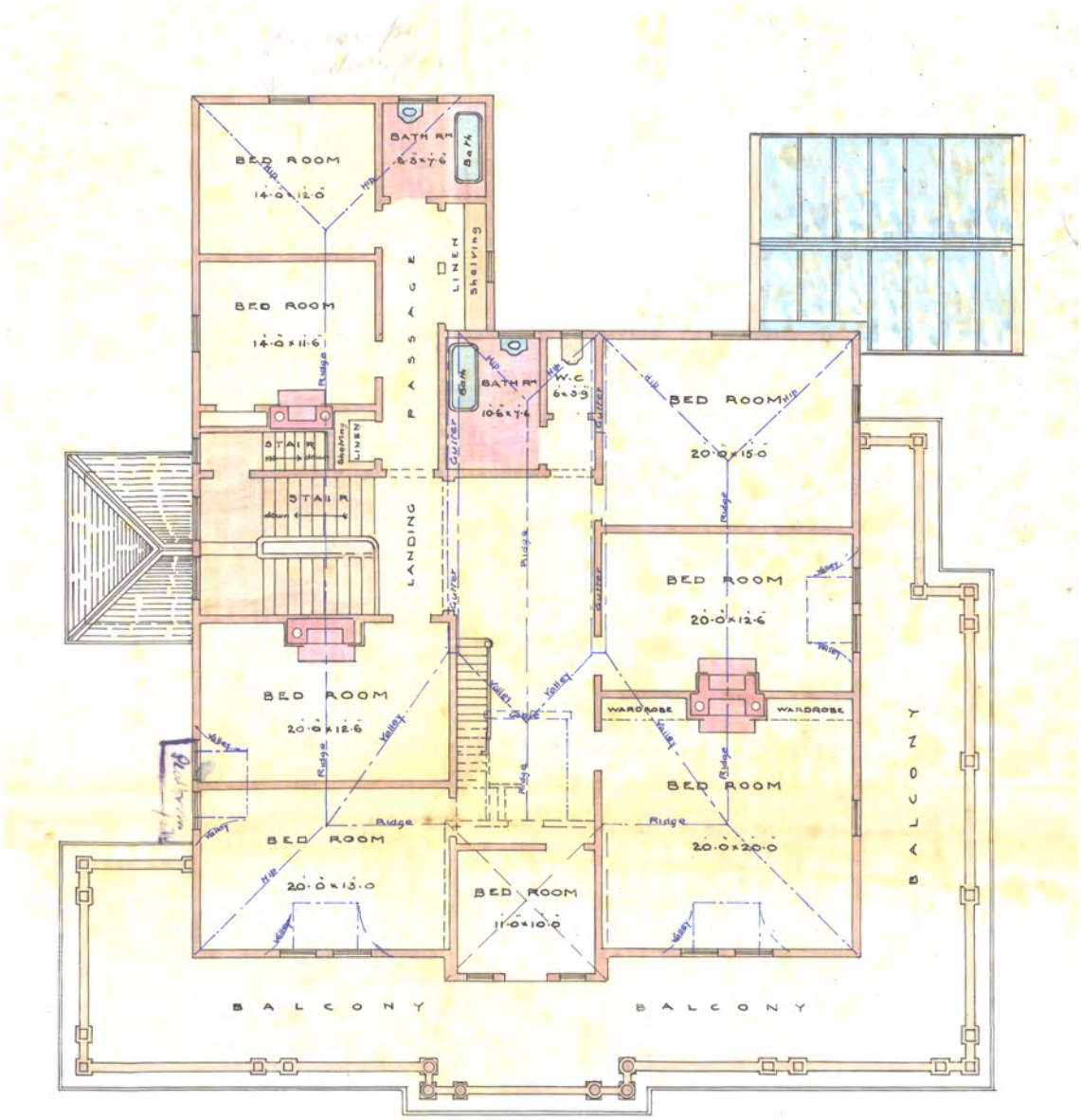
[18] Attwell, pp26-7.

[19] *New Zealand Free Lance*, 8 June 1907, p7



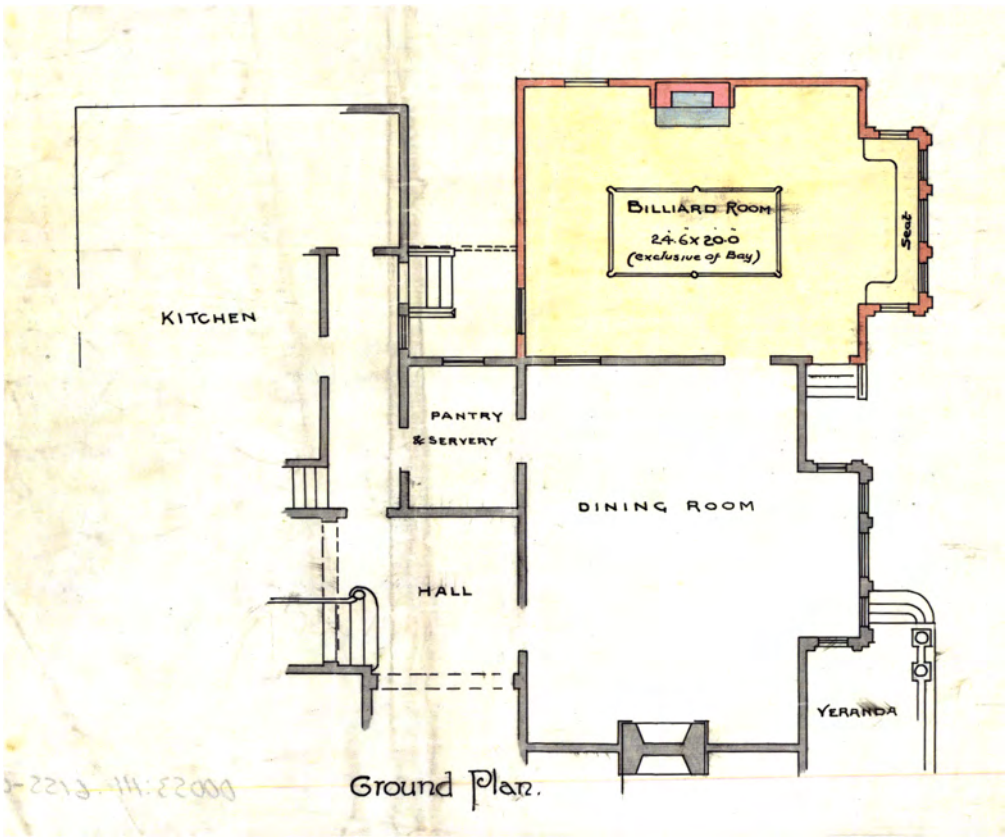
GROUND FLOOR PLAN

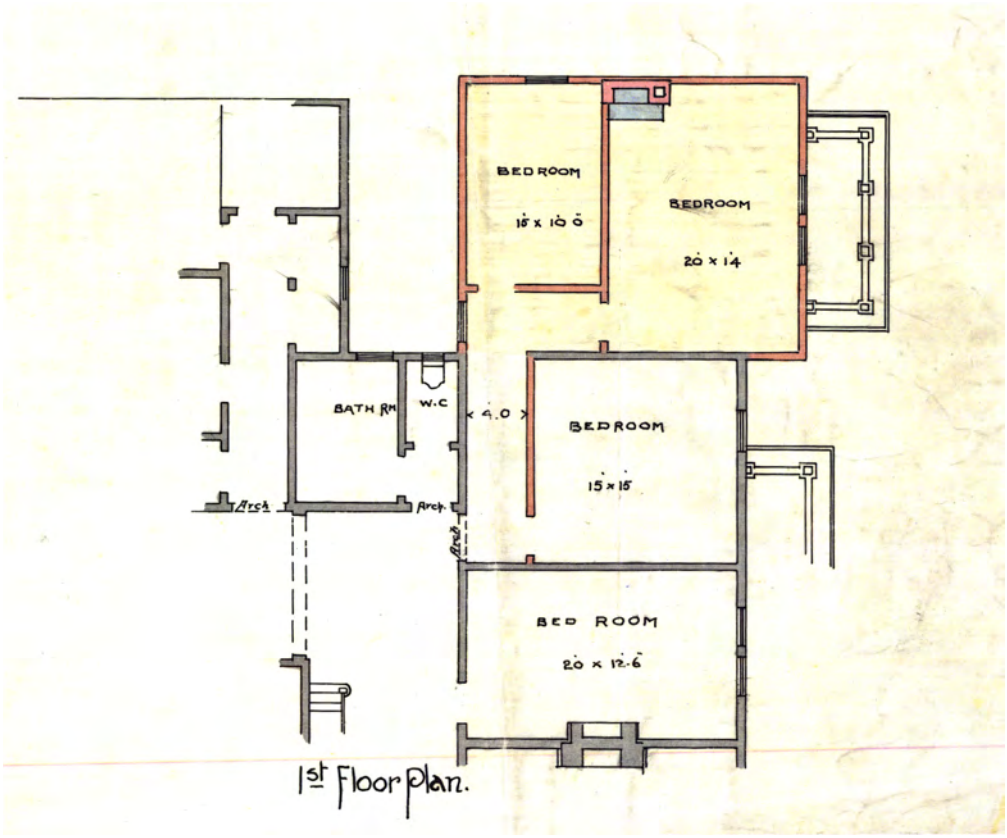
Ground Floor Plan, 1904, Thomas Turnbull and Sons,
Ref 6155, '63 Boulcott Street, dwelling – 1904', Wellington City Archives



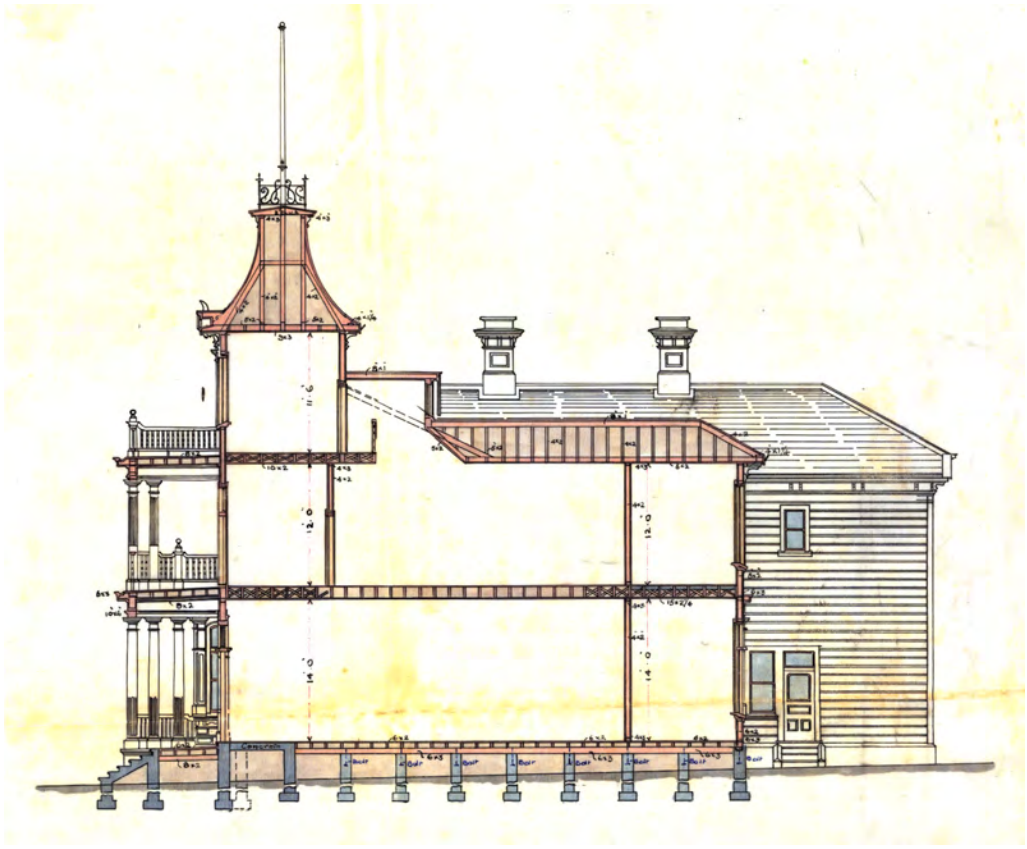
FIRST FLOOR PLAN

First Floor Plan, 1904, Thomas Turnbull and Sons,
Ref 6155, '63 Boulcott Street, dwelling – 1904', Wellington City Archives





Undated plans showing the new billiards room and the bedrooms above, Thomas Turnbull and Sons, Ref 6155, '63 Boulcott Street, dwelling – 1904', Wellington City Archives



Long Section, 1904, Thomas Turnbull and Sons,
Ref 6155, '63 Boulcott Street, dwelling – 1904', Wellington City Archives

Antrim House soon after completion, 1906. The house seen behind the trees next door is Tera Tangata, the house the Hannahs lived in prior to moving to Antrim House. Note the steel front gates, since removed and the decorative ironwork to the tower and adjoining gables.
Photographer: Sydney Charles Smith, Ref: 1/1-023048-G, ATL.

The following description of the house as it was finished and furnished in the Hannah era is taken from Peter Attwell's book *Antrim House and its Occupants*. His information was based particularly on memories from Hannah family members.

*The front doors and the carved kauri double doors from the **vestibule** were surrounded by stained glass windows. The interior swing doors contained acid etched panels by A. Lawson featuring the Ferguson clan coat of arms showing a bee on a thistle, with the motto 'Dulcius Ex Asperis' (sweeter after difficulties) an appropriate one in view of the rise in the Hannah's fortunes over the years.*

*The **hallway** featured extensive use of kauri and totara panelling varnished to a dark colour, as was the Edwardian fashion, and was furnished to match: there were heavy velour drapes with ornamental braid and tassels tied back on each side of the archway, a magnificent grandfather clock with battlements, and a stag's head on the wall. Like all the main rooms, except the late addition of the billiard room, the hall featured a pressed-metal ceiling supplied by the Wunderlich Co. of Sydney. Each room on the ground floor had its own pattern of stained glass fanlights (even the pantry and larder) and all the main rooms had fireplaces, some of them with elaborate surrounds.*

*One of the most impressive features of the interior was the **staircase**. It was of kauri, but varnished to a rich mahogany colour, and continued the wooden panelling (wainscoting) of the hallway. It took one up past two large and beautiful stained glass windows on the landing. Huge New Zealand landscapes by the artist W G Baker - a favourite painter of the Hannah's – hung on the stairway walls. On the newel at the bottom of the stairs was a bronze figure of a draped woman holding an electric light. The carpet in the hallway was a deep red and blue and continued up the main staircase. There was also a separate uncarpeted servants' staircase from the kitchen area on the ground floor to the main staircase landing.*

*The **sitting room** featured built-in floor-to-ceiling bookcases with cupboards below and shelves above on either side of the fireplace, and the carpet was a blue Brussels. This was one of the favourite rooms in the house, being on the sunny side, and was where Mrs Hannah would receive her guests. The fireplace mantelpiece was large enough to stand on.*

*The **drawing room** had a green Brussels carpet and its rather cluttered style of furnishing can be seen in photographs of the time. The arch of the bay window had heavy drapes similar to those in the hallway and the light fittings in this and the sitting room were of the 'inverted bowl' type. There was a grand piano in this room and two or three other pianos in the house.*

*The **dining room** had a bay window with drapes and was fitted with a red carpet. It featured a long table seating up to 12, a gas fire with a hot plate arrangement for keeping plates and food warm, and two large sideboards. There was, for a while, an internal window in the back wall of this room, a legacy from the original design, which envisaged a conservatory off the corner of the room only.*

*The **billiard room** with its bay window and fireplace with ornamental mantel was another family favourite, where parties were sometimes held, or male visitors played a game of billiards with their host.*

*The **large kitchen** had a central heavy kauri worktable and both a gas range and a nickel-plated coal range brought out from England. A built-in dresser was alongside the coal range. The Hannah daughters would help out with the cooking at busy times or hold baking competitions using the coal range's double ovens.*

*Off the kitchen was a **scullery** with a full-width bench under a back window with cupboards underneath. On the opposite wall was a built-in dresser with hinged bins for the bulk storage of sugar and flour.*

*Off the scullery was a **larder** fitted with a meat safe, a marble slab shelf and a small cupboard with perforated metal sides for the storage of butter, cheese and the like. There were cleats in the walls and pulleys in the ceiling of this room for the hanging of hams and sides of bacon.*

*Next to the kitchen was a **pantry** with a number of storage shelves and also a varnished wooden ice-box. The **servery** was sited between the kitchen and the dining area and equipped with a kauri bench with cupboards underneath.*

*Beneath the staircase was a large **cloakroom,** which had a separate toilet and marble wash-basin for the use of guests and the servants. There were storage rooms off this area, where preserves were kept and some bottles of wines, the main supply being kept in the cellar.*

*Upstairs there were **eight large bedrooms and a guest room**, as well as an area below the tower, which the Hannahs used as a **sewing room**. Robert and Hannah had separate bedrooms and Aunt Jane's room was originally near the back next to the cook and maid's room. None of these rooms had the elaborate pressed-metal ceilings of the ground floor, although the first floor passages did. The rooms had arched window heads rather than the stained glass fanlights featured downstairs.*

*The **tower room**, up a steep flight of stairs of similar design to the main stairway, was used for tea and supper parties by the children, being well out of the way and hearing of the grown-ups downstairs.*

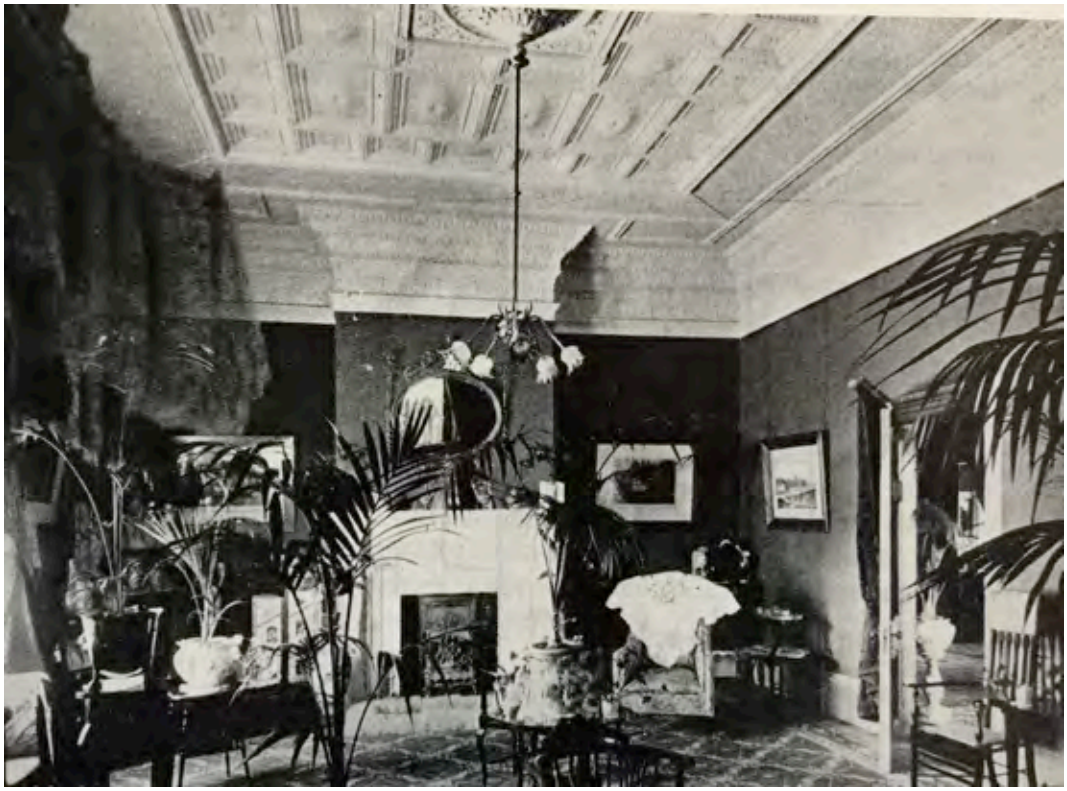
*The **main upstairs bathroom** (there was a second bathroom for the cook and maid who lived in) had tiled walls and, an innovation for the time, an imported needle shower, which had a series of jets in a metal surround at the tap end of the bath.*[20]

In 1912, Robert Hannah put Antrim House up for sale or rent. The advertisement said:

> The Land consists of ¾ of an acre, all in garden and lawns, and the house contains 10 bedrooms, 5 living rooms, including Dining Room, 30 x 24, and Billiard Room, 26 x 20, also 2 Bathrooms, with tiled walls and floors, large Cloak Room, Pantries, and Cupboards. Adjoining the residence are Washhouse and Laundry, Coal House, a third Bathroom, Man's Room, also large Coach House and Stable. The House is to let furnished, or will sell with or without furniture.[21]

[20] Attwell, pp.22-26

[21] *Dominion,* 20 January 1912, p2



The drawing room (now Boardroom), 1906. Briscoe's catalogue, c1907, taken from Attwell, p31

The Hannah's dining room (now Records Room/Reception), 1906. Briscoe's catalogue c1907, taken from Attwell, p31. Note the door to the billiard room on the right, and the window topped with a leadlight that was made internal by the addition of the billiard room [the window was later removed]

This attempt at selling Antrim may have coincided with a family trip to the United Kingdom,[22] but there were no takers at this time.

Occasionally the Hannahs advertised for servants. In 1916 they advertised for a 'middle-aged Man to make himself generally useful about house', and in 1918 a 'Plain Cook or General [Maid] for family of four adults. No Laundry; housemaid and man kept'. A few weeks later they advertised the same position, and for a '…man for knives, boots, vegetables etc.', and later in 1919 for a chauffeur 'capable of doing running repairs'.[23]

The children grew up, married and eventually left the house. Whereas, in its early years, there were 10 members of the family living there, by 1924 advertisements for servants noted there were only three adults left in the house to care for.[24]

Few alterations were made in the Hannah's time in the house. The coach house at the north end of the stables was converted into a car garage, and a turntable was installed in front of the garage to turn the vehicles at the end of the narrow driveway.

Hannah died in 1928, and Robert died not long after in June 1930. Robert's death left Jane Ferguson as the last member of the family still living at Antrim House. She went to live with her nieces and nephews, drawing to a close its time as a family home.

Robert left a substantial estate, totalling £619,000, [25] which included many properties around the country, as well as shares in numerous companies. His private bequests totalled £3,000. Considerable sums of money went to Ireland to various relatives, and to a Presbyterian Church in County Antrim. He also left large sums to St John's Presbyterian Church and a Presbyterian orphanage in Wellington, and to Mother Aubert's Catholic Sisters of Compassion, despite the religious differences. He also left a cash sum and an annuity, to Jane Ferguson, his sister-in-law. Everything else had been left to his wife, but as she died before him, the balance of the estate was divided between his sons and daughters.

The beneficiaries of the estate, his children, handed the administration of the large and complex estate over to the Public Trust.[26] The Public Trust was issued with a certificate of title for Antrim House and its grounds in September 1930. The two houses on the northern arm of Boulcott Street had been transferred to the ownership of the Public Trust a month earlier.[27] The estate put up the house for sale or lease in November 1930. The house failed to sell because the effects of the Great Depression were starting to be felt in New Zealand, although it was leased out in the following year.

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[22] Attwell suggested that they made a trip to the UK in 1912 or 1913.

[23] *Dominion,* 7 January 1916, p1; *Dominion,* 30 December 1918, p1; *Dominion,* 14 January 1919, p1; *Dominion,* 17 October 1919, p1

[24] *Evening Post,* 17 March 1924, p3

[25] *Auckland Star,* 16 July 1930, p4

[26] Robert Hannah Probate file, 1930, available online at https://www.familysearch.org/search/hrsearch?givenname=robert&surname=hannah&collection_id=1865481

[27] Pt Sec 478, and Pt Sec 477, Town of Wellington, Vol 82 Folio 290, and Vol 110 folio 181.

ESTATE ROBERT HANNAH.

FOR SALE OR TO LEASE,
No. 63, BOULCOTT STREET.

THE 15-ROOMED RESIDENCE, two bathrooms, and offices complete, every modern convenience, washhouse, laundry, double and single garages, man's room, etc., greenhouse.

Land over 80ft frontage.
Area, 0a. 2r. 26.05p.
Insurances £11,000.
FOR SALE at £15,000.
TO LEASE at £15 15s per week.
Reasonable offers submitted.

HARCOURT AND CO.,
Sole Agents. Tel. 44-017.

PUBLIC TRUST SALE.

FRIDAY MORNING,
At 10.30 sharp.

SALE BY AUCTION
Of

ONE VALUABLE DAIMLER SIX SALOON CAR, expensively fitted throughout and in perfect order and condition
ONE SUNBEAM SIX SALOON CAR, in perfect order
ONE NEW ESSEX THREE-SEATER ROADSTER, with dickey seat, 5 wire wheels, only done 2000 miles (a smart turnout)
ONE VALUABLE FULL-SIZE BILLIARD TABLE (Bird and Jensen), in polished blackwood, complete with every accessory; Balls, Cues, Cue-rack, Pins, etc.; also SET OF SNOOKER BALLS.
ONE EXPENSIVE POLISHED MAPLE BILLIARD-ROOM CABINET

ALSO:

4 Oil Paintings, Marble Clock, Mahogany Couch
6 Electric Shades, 16yds 36in Runner, Armchair, Singer Drophead Sewing Machine, Soiled Linen Basket, Trunks, and sundries

ALSO:

FIRST-QUALITY PORCELAIN BATH, complete with Shower, Needle Bath, and Taps.

ON THE PREMISES,
No. 63, BOULCOTT STREET,
"ANTRIM HOUSE."

BY ORDER OF THE PUBLIC TRUSTEE IN THE ESTATE OF THE LATE
ROBERT HANNAH.

E. JOHNSTON AND CO. have received instructions to sell at the Residence, Boulcott street, as above—
3 MOTOR-CARS, BILLIARD TABLE, PORCELAIN BATH, etc., etc.

NOW ON VIEW.
SALE FRIDAY MORNING AT 10.30 SHARP.

These cars have all been specially looked after. The Essex Roadster is new.
The Billiard Table is in first-class order, with most complete equipment.

E. JOHNSTON,
Auctioneer.

'For sale or lease', Evening Post 26 November 1930 *(left). The auction for some of objects in the house and three of Hannah's cars.* Evening Post 12 May 1931 *(right)*

In May 1931 the Public Trust sold a number of the chattels from the house on behalf of the estate, including the billiards table and cabinet, paintings, a marble clock, and a 'first-quality porcelain bath', complete with shower (from the family bathroom), and three of Hannah's very valuable cars.[28]

Private Hotel 1931 - 1949

For the next 18 years, the house was a private hotel, occasionally called an 'apartment house', that sometimes provided full meals, and later was run much as a large bed and breakfast. When it first began this life, the advertising called it 'the most exclusive residential hotel in New Zealand', and many guests (including members of the Hannah family) stayed for extended periods. However, this gracious state of affairs was relatively short-lived and the use of the house was never to be quite as salubrious again.

In its first two iterations operating as a private hotel – first run by Florence Radcliffe then Gertrude Wimberley – the house was still owned by the Hannah estate. The house was then sold to the Hickson family, who had owned and operated it. In each case, Antrim House was also the home of the people who ran it, and a number of their staff.

Radcliffe Era

In May 1931 Florence (sometimes spelled Florance) May Radcliffe (born Florence Lulham in Australia in 1904) opened Antrim House as a 'First-class Residential Private Hotel'.[29] It was common at this time for wealthy people to stay in such hotels, sometimes for long periods. The following month the lease to Antrim House from the Public Trust on behalf of the Hannah Estate was recorded. Attwell suggests that the family may have known Florence, and wanted her business to succeed, with the hope that she would go on to buy the house.[30]

Just a few months prior to taking on Antrim House, in March 1931, her husband Wilson Radcliffe had died in a car accident, when she was only 27. The couple had two young children. Florence was later successful in suing his employers for £1,000, as he died while carrying out in the course of his employment.[31] Prior to the opening of the venture, a considerable amount of work was completed on the house, funded partly by Radcliffe, in anticipation of the pay-out of her husband's life insurance, and partly by the Hannah estate.[32]

Mrs Radcliffe and her children moved into house, living in the sitting room (blue room) on the ground floor. A splendid 'house-warming' dance was held to celebrate the opening of the hotel, which was reported at length in the *Evening Post*:

> The rooms are all newly and artistically decorated, the colour schemes being charming, and the ensemble one of exceptional beauty and comfort.

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[28] *Evening Post,* 12 May 1931, p16

[29] *Evening Post*, 30 May 1931, p4

[30] Attwell, p29

[31] *Manawatu Standard*, 6 March 1931, p7, *Manawatu Standard*, 7 October 1931, p2

[32] Notes on Public Trust file No.7871, quoted in Attwell, pp29-30

> Mrs. Radcliffe had had masses of lovely flowers arranged everywhere … The staff appeared in smart uniforms, with the initials A.H. [Antrim House] embroidered on collars, cuffs, and head bands. The supper was daintily arranged with bowls of roses on cruciform tables, and was a particularly delicious one, with many new savouries, which appealed to all as being excellent.
>
> Mrs. Radcliffe received the guests in the entrance hall, which was warm and cheerful with red carpeting and electric heating. She was accompanied by her father, Mr. A. Lulham, and wore a model frock of black lace, with a short coatee… Dancing took place in the large dining-room to excellent and inspiring music. Mrs. and Miss Woodward gave much pleasure by their singing, as also did Mr. Wood.
>
> Mr. W Perry at supper time congratulated Mrs. Radcliffe on her organising ability, and on the excellent arrangements she had made for the comfort of guests in her delightful house, and on her behalf he mentioned the kindness and help she had received from the members of the family of the late Mr. Hannah. Mr. Lulham briefly replied, and expressed the thanks and pleasure of his daughter. The dance ended with "musical honours" for Mrs. Radcliffe and many good wishes from all present.[33]

This was an ambitious and impressive venture for a 27-year old woman with young children, who had been widowed only months before. The hotel was widely advertised in its first year. One advertisement read '…The whole premises have been renovated and redecorated throughout, and hot and cold water installed in every bedroom. Motor garages are at the disposal of guests … A special feature of the ménage will be the catering for private afternoons teas and dinner parties'.[34]

The *Free Lance* newspaper also carried photographs of the house along with advertisements in July 1931. The venture began quite successfully. In October 1931 it was the venue for an elegant afternoon party, known as an "At Home", hosted by two Wellington women, with many of the top echelon of Wellington society attending. The *Evening Post* reported:

> The weather cleared, fortunately, and many charming frocks therefore were able to be worn, making, with the handsome surroundings in the house, a very charming scene. The tea, which was a particularly delectable one, with many new savouries interspersed among the sweets, was set in the two large reception-rooms in the front of the house, the tables having each a large bowl of gorgeous tulips, which were much admired.[35]

However, Florence's financial position was poor. She struggled to make ends meet and to cover the considerable costs she had incurred in the renovation. The Public Trust agreed to a rent reduction in December 1931. Despite pawning some of her jewellery,

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[33] 'Antrim House: New Residential Hotel', *Evening Post,* 1 June 1931, p13

[34] *Evening Post*, 30 May 1931, p4

[35] *Evening Post,* 22 October 1931, p17

she was declared bankrupt in 1934 as a result of debts related to her Antrim House business venture. Her financial problems were reported in a large article headed "Bankrupt Widow". She recounted that she put in around £1,000 of her own money for the refurbishment and incurred more debt in anticipation of the compensation money she was expecting to be paid for the death of her husband. Her creditors had allowed her to continue to carry on her business in 1932, but further debts accumulated. Her Antrim venture had also gotten tangled up in another business she was trying to get off the ground, a nightclub called the "400 Club".

Florence's three-year lease of the house was not renewed, and in August 1934 her husband's estate held a large auction selling the estate's entire collection of the furniture and furnishings from Antrim House, including many tables, dining suites, 'beautiful and costly curtains' and the contents of 12 'superior furnished bedrooms'.[36]

Alterations made in this era

Before opening as a hotel, the house was extensively renovated, funded by Florence and the Public Trustee on behalf of the Hannah estate. Work carried out included the repainting of the exterior, installation of a new hot water service and washbasins in all the bedrooms.

The linen press (off the corridor leading to the servant's bathroom) was converted to an additional toilet, and the family bath, which had been sold by the estate, was replaced with a modern one. The verandah decks were re-caulked, outside fire escapes were added and the house was rewired for the 230/240 volt electrical supply.[37]

Wimberley Era

After the departure of Florence Radcliffe in 1934, the lease of the house was taken over by Mrs Wimberley, again on a three-year lease.[38] She and her husband Jack (an electrical engineer) lived in what had been the billiards room. The guests were largely professional people, some staying for many years. Meals were provided to the guests as part of their weekly board, the cooking being done by a servant and Mrs Wimberley.

The house guests seem to have been quite collegial, with the lounge being used in the evening, and meals taken together in the dining room, or on trays in the guest bedrooms.[39] The servants lived in the stables, which was now in use as a service building, rather than in the house where all the bedrooms were used for paying guests.

[36] 'Exceptional Auction Sale', *Evening Post,* 22 August 1934, p16.

[37] Notes on Public Trust file No.7871, quoted in Attwell, pp29-30

[38] See Attwell, Chapter 4

[39] Attwell, p33.

Sitting Room, The Free Lance, *15 July 1931.*

The Hall, The Free Lance, *15 July 1931. Note the heavy archway curtains and the carpet hanging on the wall.*

As the worst effects of the Depression eased, the Hannah Estate again put Antrim House up for sale in May 1937, along with dozens of other sections that were owned by the Hannah estate. The two houses at 91 and 91A Boulcott were for sale, as was the Hannah's old home on Lot 477 (Tera Tangata, now known as 'Glenmore') and another vacant lot stretching between the two that had once been part of Lot 477, and which had a frontage on Boulcott Street.[40] Glenmore and the vacant lot both sold in July 1937[41], but Antrim did not sell until December 1938.[42]

Mrs Wimberley was apparently reluctant to leave the house, in which she had made a successful business.[43] She sold the entire contents of the house in a large auction in early 1939, which was advertised for '…the contents of 22 large and completely furnished rooms'.[44]

Alterations made in this era

The Wimberleys made few alterations, leaving the house much as they had found it. The most significant alteration was made to the glasshouse, which was converted to two guest rooms, each with a hand basin. A timber-framed partition was run across the middle of the building to divide it. The original glass roof was removed and replaced with malthoid on sarking, and a new door was inset in the glazing at the north end. It is all but certain that the present timber wall linings were laid over the inside of the glass at the same time.

Plans of the house from this time show the garage still at the far end of the stables building, along with coppers for the laundry, and spaces that would have been bedrooms for the staff.[45]

Hickson Era

Antrim House was purchased from the Hannah Estate by Keith and Marion Hickson. Attwell recounts a story about their purchase of the house:

> Sometime during the Radcliffe or Wimberley years Marion Hickson, who with her husband Keith ran the Criterion Hotel in New Plymouth, visited a friend who was living at Antrim House. On her return home she told her husband '…if there's one house I would really love to live in, it's Antrim House'.
>
> Much later Keith Hickson paid a visit to Wellington and discovered that Antrim House was for sale. Without telling his wife of his plans he visited it with a land agent and decided to buy the house there and then. Later that day Marion in New

[40] *Evening Post,* 19 May 1937, p20

[41] *Evening Post,* 1 July 1937, p7

[42] *Evening Post,* 2 December 1938, p12

[43] Attwell, p34.

[44] *Evening Post,* 14 January 1939, p24

[45] File B13551, '63 Boulcott Street, convert shed to two rooms', 1934, Wellington City Archives. One plan in this file shows a proposed shower stretching from the stables building to the glasshouse, but this was not built.

The Hicksons in the garden of Antrim House, 1940s, HNZPT collection

Plymouth received a brief telegram: 'Home tonight. Antrim freehold. Love, Keith'.[46]

At the time of the sale by the Hannah estate it was described in the newspapers as an 'apartment house'.[47] Some of the first advertisements placed by the Hicksons called the rooms 'Extra Large Bed-Sitting-rooms, suitable for one, two, or three business people', although they later advertised it as '…Antrim House Apartments: Why search for houses and flats when you can get large luxuriously furnished apartments with breakfast tray at Antrim House'.[48]

Marion Hickson later recalled that when the house was sold it was 'meant to be furnished', but the only items that had been left were either too large to be taken away or too badly damaged. The only moveable furniture left included a few broken chairs, and some large paintings. All the curtains had been taken away, except those in the drawing room, but the expensive carpets were still in place.[49]

The Hicksons lived in the dining room and former billiards room, and their teenage children lived in the glasshouse. The rest of the rooms were let to paying guests, who were supplied with meals. Again, stayed many for long periods. Attwell said of this era, that for the long-stay guests '…life at Antrim was very much like life in a big family, with group outings and much friendship between them'. One of the guests during the war was a German who was later interred on Somes Island for the duration, being suspected by some of being a spy.[50]

The Hicksons originally had a domestic staff of three. One of those was Iris Taylor, who went on to live in the house for 28 years. During the war just she and Marion ran the house on their own, with weekend help from Marion's daughter Freda.[51]

1940 Fire, and Recovery

In July 1940 a massive fire broke out at Antrim House, as a result of fireplace ashes being put into a first floor cupboard by a guest before they were cold. The *Evening Post*

[46] Attwell, p35.

[47] *Evening Post*, 2 December 1938, p12

[48] *Evening Post*, 1 March 1939, p3; *Evening Post*, 24 April 1939, p3

[49] Marion Strang to David Luke, 21 Feb 1980, copy held by HNZPT.

[50] Attwell, pp35-36.

[51] Attwell, p36.

reported the fire as 'bursting out with startling suddenness' and attracting hundreds of spectators.[52]

Much was made of the heroism of Corporal G.B. [or sometimes reported as C.E.] Kiernan, who had won a Croix de Guerre and Military Cross in the First World War, a near neighbour of Antrim House, who came to assist when the fire broke out. He encouraged one of the women to jump from the first floor balcony, and then went to the aid of others.

Eventually, the fire was extinguished, but not before major damage had been done to the house. The first floor rooms and tower suffered the most and a large area was burned out. The entire house was badly affected by the smoke and by the huge amounts of water used in the fire fighting effort. Attwell records that the carpets were lifted and the floorboards were drilled to allow the water to escape, and that plugged holes can still be seen in the ground floor floorboards underneath the carpet.[53]

Repair, reconstruction and restoration

Repairs and restoration work following the fire were specified by Wellington architect William Fielding and completed by contractor G H Calley. The specification records the intent to restore the house more or less to its prior condition, although a number of changes were called for, possibly due to difficulty in obtaining materials during the war, or cost, or aesthetics.[54] Most of these changes are noted in the specification, although several reductions were subsequently made to the scope of the work.

On the exterior, the house was largely reinstated. The main changes were at the tower, which had been most severely damaged by the fire, where only a little of the original architectural detail was restored. At the apex, the original decorative ironwork crown (and the flagpole) was not returned, despite the specification calling for its reinstatement, and the tower was capped with a new lead dome and clad with timber shingles in place of the former pressed metal tile roofing. The gabled pediment (and acroterion) facing the street was removed, along with most of the eave brackets, and the paired semi-circular headed windows on the main elevation were altered (it is assumed the original joinery was completely replaced). One of the windows was lowered and converted to a door opening, changing the previous symmetrical arrangement to an odd asymmetric composition, and the heavy moulded facings (which had matched the detail on the floor below) were replaced with plain facings.

The small roof platforms topping the gabled pediments on either side of the portico were removed, along with their decorative ironwork and acroteria (as were the matching platforms on the north and south elevations).

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[52] *Evening Post*, 18 July 1940, p13

[53] Attwell, p39 and p72fn13.

[54] The following information is taken from Fielding's work specification in File B20963, '63 Boulcott Street, reinstate dwelling after fire', Wellington City Archives

The repair work on the ground floor was completed in an Edwardian style, more or less reinstating this area of the house to its previous appearance. Everything was cleaned, walls were re-papered, and the lead-lights repaired. The woodwork was repaired and given a fresh coat of copal varnish. One door in one of the two front rooms was earmarked for replacement 'if necessary' (this does not seem to have been done). Much of the dado panelling in the hallway was replaced, and the specification also indicates that most if not all the archway nearest the stairs was replaced. In some areas the contractor was to re-stretch and reuse the original scrim, but plasterboard or fibrous plaster sheeting was used to cover walls in other places where the damage was particularly severe, such as the stairwell. The destroyed pressed metal ceiling in the stairwell and hallway areas was replaced with Art Deco-pattern fibrous plaster ceiling and cornice.

Although the work specification called for the stair balustrades and handrails to be re-built to the original design, including the repair of the statuette on the newel post, this requirement fell by the wayside and a panelled solid balustrade was installed on both the large main staircase and the staircase to the tower. Several of the lower stair treads were left in place and these still show evidence of the fire today (under the carpet).

The first floor rooms and the tower room, which had been most badly damaged by the fire, were reinstated to their previous dimensions but were redecorated in a pared-back Moderne/Art Deco style, which stands in stark contrast to the Edwardian-style fit-out of the ground floor.

On the large first floor landing and passageways, the damaged kauri floor was called out for replacement with new heart matai, and the lining of the walls, which had been kauri and scrim and paper, was to be replaced with plaster-board; the burnt studs and ceiling joists were to be replaced with Oregon or heart rimu (the specification called for replacing all charred or warped timbers, although a large area of charred timber can still be seen in the roof space today, where the timbers were evidently judged to have adequate strength left).

The walls in the bedrooms were intended to be re-papered where possible, but otherwise relined with plasterboard. Most of the architraves, doors and door jambs and many of the window sashes were replaced. The lath and plaster ceiling in the bathroom was replaced with plasterboard, and the walls, which had previously been finished with glass tiles, were set for replacement with 'tiled pattern fibrous plaster'. A new bath was to be installed as well.

The large original stairwell stained glass window (of which a photograph has not been found) was replaced with two large identical lead-light panels made of plain glass in different textures, in an Art Deco style. This may have been due to the restrictions in building materials available during the war, or a deliberate architectural decision in keeping with the new fit-out of the first floor, but the final result is very striking. The semi-circular window heads were preserved, in keeping with the pattern of the original windows throughout the first floor.

The day after the fire the Wellington Fire Board met with the Wellington City Council to discuss the lack of regulation surrounding fire escapes in hotels, private hotels and apartment houses. The fire superintendent said the Antrim fire had had the potential to have been a much worse situation:

> In this case most of the occupants were still in bed when the alarm was given… Dense smoke and the rapid spread of the fire, particularly in the vicinity of the main stairway, left the occupants of first floor rooms only one alternative means of egress, by the windows. Two of these rooms…were not covered by fire escapes, and the occupants had no option but to scramble out and jump to the ground or to await assistance. One young woman made the jump; she suffered bruises and abrasions, fortunately not serious. Two other young women held on to a ledge until they were brought to safety.[55]

The Hicksons and their maid continued to live in Antrim during the repairs, the Hicksons taking over the glasshouse for the duration, but their guests had to find other places to live. After the repairs were completed the Hicksons continued to run the building as a successful bed and breakfast.[56]

Aside from the changes made in the course of repairing the house, the Hicksons commissioned one significant change to the floor plan. This was the formation of a new bathroom and separate toilet in the billiards room, to allow them to condense their living quarters into one space and free up the former dining room for rent. The bath that had been installed in the former family bathroom by Florence Radcliffe in 1931 was moved downstairs into the new space and a new exterior door was installed to give access from the rear courtyard of the house (this is the external door from the present library).[57] The toilet enclosed the original window on the south wall of the billiards room, and the bathroom took in the window on the west wall.

The Hicksons had some ambitions for extending the use of the property. A sketch plan was prepared by noted architect Edmund Anscombe in late 1945 for a four-storey block of apartments, to be placed on the east side of the house, running from the street almost to the front steps and built in concrete, in Anscombe's distinctive curvilinear Moderne style[58]. This proposal ran into serious planning difficulties with Wellington City Council during the following year, and a revised design was subsequently prepared. By this time the architectural firm was Anscombe, Orchiston and Associates. The new scheme placed another version of the apartment building, still four storeys in height, with similar plan arrangements and in the same Moderne style, directly in front of Antrim House on the north side, in the area that was occupied by the glasshouse and front lawn. Nothing came of this proposal either and no further work appears to have been done, possibly due to increasing interest in the property from potential buyers.

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[55] 'Action Wanted: Fire Danger', *Evening Post*, 19 July 1940, p9

[56] Attwell p40.

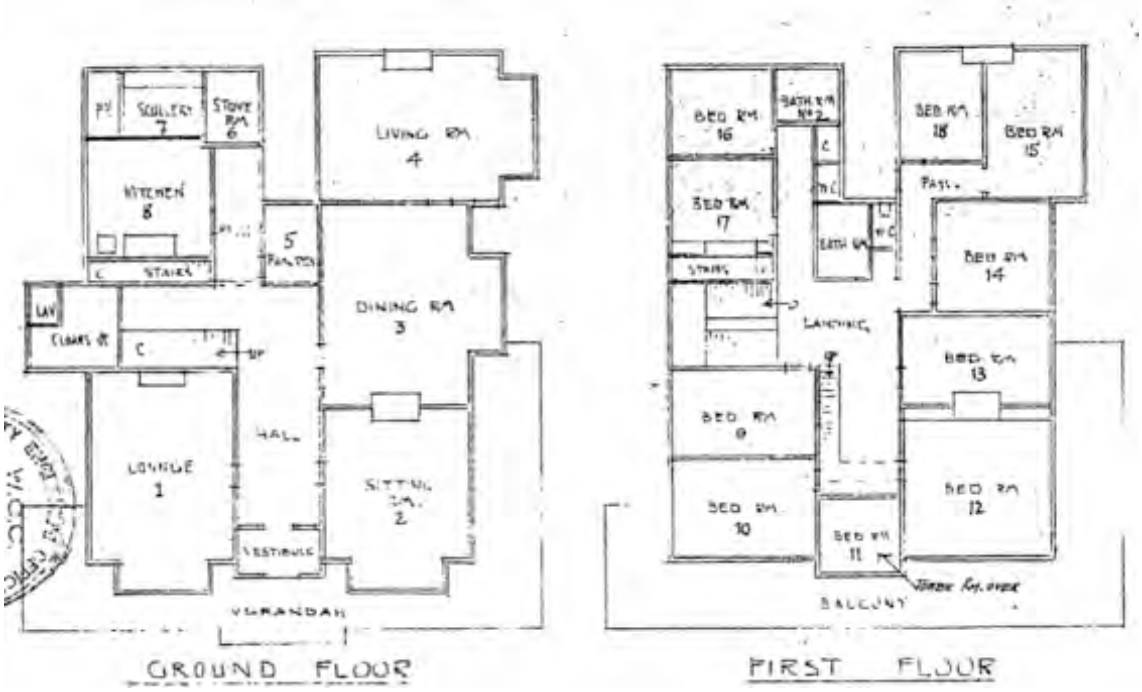
[57] Attwell p40; 'Antrim House – General', File 12013-016, HNZPT.

[58] WCC Archives, 45_96_2; Premises, 63 Boulcott Street - 1937-1981.pdf

The 1940 fire, Evening Post, *HNZPT collection*

The remains of the tower staircase after the fire, 1940

Antrim House, restored after the fire, Evening Post, *(1940s?), Ref: PAColl-5927-20, ATL*



Layout of the house as it was at the time of the fire, 1940, File B20963, Wellington City Archives

The drawing room, labelled in 1940 plan as 'lounge', (now the Boardroom), ca. 1948/49, HNZPT Collection

The ground floor after the fire – the Hickson's sitting room [former Dining Room, now Records Room/Reception], 1947, HNZPT Collection.

The ground floor repaired after the fire - front hallway, 1947, HNZPT collection

Top of the stairs as repaired after the fire, 1948/49. Note the two staircases, now with solid balustrades, and the Art Deco-style ceiling cornice. HNZPT Collection

One of the bedrooms (probably Bedroom 13 as marked in the 1940 plan, see p. 35), as repaired after the fire, 1948/1949, HNZPT Collection

Other alterations in this era

Aside from the various alterations made to the house in the aftermath of the fire, the Hicksons also had modest changes made to the servery and pantry where small cookers were installed so that guests could prepare meals if they wished.

Two showers were installed in the cloakroom area downstairs and carpet was put down on the servants' staircase to reduce the foot-fall noise into the adjoining rooms.[59]

Public Service Hostel 1949 – 1977

The next phase of the house's life kept it in residential use, although it was something of a step-down from the glamour and prestige of its private hotel days.

In 1947 Victoria University, which was intent on expanding but very short of student accommodation, made an offer to purchase Antrim House in order to establish a girl's hostel there. The Public Works Department's[60] District Architect inspected the property on behalf of the University and found it in excellent condition; his only concerns were the condition of the exterior paint and the balcony floors. He reported

[59] Attwell, p35.

[60] The organisation became the Ministry of Works in 1948, and the Ministry of Works and Development in 1974.

the foundations were dry, the roof was sound and the interior of the house '…is in first class order including bathrooms and lavatories and requires no renovations'.[61]

Although the university hostel idea did not come to anything, the government was at the same time in urgent need for hostel accommodation for its civil service staff stationed in Wellington. A significant post-war shortage of accommodation in the city, coupled with a rapid expansion of the civil service, was causing the government considerable problems with recruitment, particularly for young cadets. Several government departments were vying for hostel accommodation, including the Public Service Commission, Post and Telegraph Department, Māori Affairs and the Education Department. Post and Telegraph, for example, claimed it was no longer able to recruit women to work at the telegraph and telephone exchanges without being able to offer accommodation to those from outside the city.

British Petroleum, who were also interested in taking over the property, were forcefully dissuaded by the government from putting in an offer, on the day they were planning to do so. The government had to promise to find BP other accommodation in return.

Treasury eventually approved the purchase of the building for use as a government hostel in early 1948, after protracted negotiations with the Hicksons, but even so the purchase was not finalised until March 1949. The agreed price was £20,000[62] and the land purchased comprised part section 477, part section 478 and part section 479. It included Antrim House and its outbuildings, on one acre, and the two old cottages on the narrow section that connected the Antrim site to the northern arm of Boulcott Street (91 and 91a Boulcott Street). The Hicksons insisted that the sale include the cottages, presumably to allow them to become completely free of the site, even though the Crown did not particularly want to purchase them.

It was a voluntary sale, although the land was technically taken under the Public Works Act. The Hicksons held a separate sale for the chattels of the house, although the carpets and some other items were included in the land sale. What items remained other than the carpets it not entirely clear, although Attwell says some of the Hannah paintings were sold by the Hicksons to the government and remained in the house.[63]

In 1950 the government's Chief Land Purchase Officer noted that one of the cottages was tenanted but the other was unfit for habitation. There was some consideration of converting them into a small women's hostel, but the Chief Land Officer insisted that they were in 'near slum condition' and in 1950 most of the land was sold to a neighbour, who owned the property on the Boulcott Street corner and was planning to construct a block of flats there. The cottages were demolished soon after. A small strip of the land, 15ft wide, was retained by the Crown as a dedicated right of way to maintain a vehicle connection between Antrim House and the northern arm of Boulcott Street.

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[61] 'Hostel Accommodation: Antrim House, 1947-1951', R Corp file, R20124336, Archives New Zealand, Wellington

[62] Ibid.

[63] Attwell, p44

SO 22120, 1950, Wellington Land District. The cottages were 91 and 91A Boulcott Street, marked on the title plan in yellow, with the Antrim site in blue

This right of way area of land was eventually absorbed in 1957, after drawn-out negotiations, into the corner property to give rear access to that building, on the condition that the Crown continue to have a right of way to the Antrim property. It appears that the right of way land was then taken by the Wellington City Council as a service lane in 1977, for which the Crown received compensation,[64] and still later, in 1982, an easement was created in favour of Antrim House.

The Ministry of Works was confident that the building could be easily altered to suit hostel purposes and accommodate 40 people.[65] In late 1949 the hostel opened its doors, having been modified to accommodate up to 46 young men (some as young as 16, and up to 21 years old), with as many as seven in a room.[66] The occupants worked for a diverse set of government departments. They were charged board, which provided three

[64] 'Hostel Accommodation: Antrim House, 1947-1951', R20124336, and 'Government Buildings: Residential Accommodation, Antrim House Boys Hostel: Legislation', R10563971, Archives New Zealand, Wellington

[65] 'Hostel Accommodation: Antrim House, 1947-1951', R Corp file, R20124336, Archives New Zealand, Wellington

[66] More information about the residents and staff of the hostel can be found in Attwell, Chapter Six.

meals a day.[67] The Department of Labour ran the hostel (along with a number of others in Wellington) and employed the matron and other staff. [68] There were perhaps six matrons during these years.

The matron lived in the main house, in the billiards room that had been modified by the Hicksons, where she had her own lounge, bedroom and bathroom (the bathroom was in the south-west corner of the room and can be seen in an image in the HNZPT collection taken during its demolition in 1979). Iris Taylor, the maid who had worked for the Hicksons, stayed on and lived in one half of the glasshouse. Other staff lived in the stables block and one assistant matron lived in the tower room.[69]

The young men set up rugby and cricket teams, and 'socials' were held in the former drawing room. A canteen was set up in the cupboard at the top of the stairs.[70]

Antrim ended its life as a hostel at the end of 1977, as it struggled to attract young people, who by this time were more interested in living in flats than an institutional building.[71] Caretakers were installed while decisions were made about what to do with the building.[72] It did not take long for other organisations to indicate an interest in taking over the building – the Scout movement and many government departments were quick to express an interest. One of the organisations that made a strong push to take over the building was the New Zealand Historic Places Trust. It organised a visit from the Minister of Internal Affairs, who supported the idea. In 1978 Cabinet approved its transfer to NZHPT, despite Treasury advice that Antrim should be sold on the open market. [73]

Alterations in this era

For the almost 30 years that the building was a government hostel, the upkeep of the building and its grounds were the responsibility of the Wellington regional office of the Ministry of Works, which carried out inspections and repairs, with the oversight of its architects. The house was regularly re-painted and carpets replaced as needed. This steady work ensured that the building was mostly well maintained in these years, despite the inevitable wear and tear from so many young men living in the building.

The matron was required to submit regular reports, which gave her to opportunity to request any repairs required for the building. She also used these reports to document

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[67] Attwell, pp42-44.

[68] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', R10563970, Archives New Zealand

[69] Attwell, pp44-45

[70] Attwell, p47.

[71] 'Historic house is no longer a hostel', *Evening Post*: 21 Nov 1977; 'Fate of Historic House Uncertain', *Dominion,* 19 Sept 1977

[72] Attwell, p.50.

[73] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', R10563970; 'Antrim House – condition and future use', R23282879, Archives New Zealand; Attwell, p51. Gazette notice GN328167.1 (22 March 1979, p697). The current CT WN21B/228 was issued in 1981.

her recurring frustrations with staff shortages, the quality of staff employed to assist her, and the behaviour of the boys, particularly on the fire escapes.[74]

The first work carried out by the Ministry of Works, in June 1949, involved shifting a door to the kitchen, and the insertion of servery slides and new stainless steel benches and sinks, to help the kitchen run more smoothly. The coal range was removed some time later.[75] In the bedrooms, new lights were fitted above the beds, and the space that was originally a linen press was further altered to contain an additional toilet.[76]

In 1957 the staff quarters [the former stables] were 'condemned by the Health Department', and a large amount of money, over £2,000, was spent doing them up over the following year. The work included new foundations and flooring and a complete interior refurbishment. The floors in the bedrooms and lounge were covered in new linoleum. A small porch outside one of the bedrooms that opened towards the retaining wall was demolished. The work brought to light the state of disrepair of the roof of the building, which was then completely replaced. A hot water service was put into the laundry area for the first time. At the end of the work, the building (from south to north) contained a bathroom with new bath, a lounge accessed by an external door, two bedrooms accessed by external doors, and lastly the laundry.[77]

Further work was carried out to the staff quarters in 1959. The sitting room, which until then had been the only way to access the bathroom, was converted into another bedroom, so a new external door and steps were installed.[78]

In 1959 the house was repainted. The roof was found to be in very poor condition, especially on the south side. Additional fire escapes were provided, and the old ones were further strengthened, including the pathway up to the top of the bank, as it was pointed out that it would not support the weight of half a dozen large escaping boys.[79] The fire escapes seem not to have been kept in particularly good repair and complaints about their condition frequently appear in the Ministry of Works files.[80]

In 1961 it was found that the stormwater had been connected to the sewer drain (an issue that remains common today), and alterations were made to the property's drainage to rectify the problem.

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[74] Department of Labour files, 1977, R21985652; 1969-1977, R21980939

[75] 'Hostel Accommodation: Antrim House, 1947-1951', R Corp file, R20124336, Archives New Zealand, Wellington; Attwell, p42.

[76] Attwell, p42.

[77] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', v2, 1957-1963, Works file, R10563969, Archives New Zealand

[78] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', v2, 1957-1963, Works file, R10563969, Archives New Zealand

[79] Ibid.

[80] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', R10563970, Archives New Zealand

Boulcott Street, 1951. The house on the corner and the cottage immediately behind it (91 Boulcott Street, which was on the Hannah land) were demolished soon after. Evening Post *photograph. Ref: PAColl-7796-08, ATL*

A detail of the above photo shows a now-demolished outbuilding, most likely the Hannah's summerhouse, to the left of the glasshouse (obscured by trees)

Christmas at the hostel, c1950, HNZPT Collection

Antrim House Rugby Football Club team, 1957, Ref: 1/1-033632-F, ATL

Undated, during the hostel era, HNZPT Collection.

Antrim House (in the upper right of the photo), 1960. This photo, looking west across Boulcott Street and the Terrace, shows how timber houses were predominant in the fringes of the central city into the 1960s. Photographer Charles Fearnley, Ref 50003-2360, Wellington City Libraries

In the early 1960s the downstairs bathroom and shower area (the former cloak room) proved in need of serious remedial work; water leaking from the showers had significantly damaged the framing under this area and the showers were not vented in any way. The area was closed off for repairs, leaving only two baths available in the interim for the 46 young men in the building. Re-construction work was completed in mid-1965, with the reworked space containing three shower cubicles and a toilet. Access to the storage space under the servants' stairs was closed off from the bathroom and a new door opening was let into the hallway panelling. Likewise, the access door into the space under the main stairs was moved to the hallway. A window was also blocked up on the south-eastern wall of this space for the shower.[81]

In 1966 the laundry coppers in the stables were finally replaced with washing machines. One chimney on the house was found to be badly cracked (this is presumed to have been the billiards room chimney) and consequently all the chimney tops were earmarked for demolition and to be capped. Two flues were still in use at the time – one for the kitchen boiler and one for the gas fire in the 'boys lounge', so they were to be rebuilt with a pot each (this is presumed to refer to the kitchen chimney stack). The work was authorised and a reference in 1973 to bricked up fireplaces implies that it was done at the time.[82] Later photos show the two main chimney stacks were taken down to below the roof level. In 1967 the entrance hall was redecorated.

More major repair work was carried out in 1969 and 1970. In 1969 the deck coverings on the first floor balcony and tower balcony were re-finished with a membrane system of three layers of asbestos fabric laid into bitumen and coated with aluminium paint.

The following year all the corrugated steel roofs were replaced with new corrugated galvanised steel (with the exception of the cloakroom and the old malthoid roof on the glasshouse) and new gutters and downpipes were installed throughout. However, the quality of the roof work was not up to scratch. A plumber asked to check the work for the Ministry of Works after completion said that it was carried out '…in the most un-tradesmanlike manner of any of the many contracts that I have checked in the many years of experience with the Ministry of Works', and the report noted that not one part of the work had been completed satisfactorily. Considerable remedial work was required, and leaks still ensued in following year.[83]

Smaller-scale changes continued through the 1970s. In 1970 the hot water supply was converted from coke fuel heating to gas, leading to complaints from the matron that

[81] Ibid.

[82] 'Contracts: Government Buildings – Antrim House', 1961-1977', Min of Works file, R17211260, Archives New Zealand, Wellington; 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', R10563970, Archives New Zealand

[83] 'Antrim House 63 Boulcott Street, Wellington – Renewal of Roofing 1970-71', Works Consultancy file, R22448047, Archives New Zealand; 'Renewal of Roofing Antrim House' 1970, R22447976, Archives New Zealand; 'Antrim House 63 Boulcott Street, Wellington – Renewal of Roofing', R22448047, Archives New Zealand

there was now no longer enough hot water for the 40 boys living there.[84] A wall and window frame in the staff quarters were damaged by a small fire in 1971 and were repaired.[85] In 1976 the fire escapes were again found to be dangerous, and were repaired, and the decking was resurfaced, this time with a Nuralite waterproofing membrane.[86]

New Zealand Historic Places Trust/Heritage New Zealand, 1979 - present

Ministry of Works Restoration

An extensive programme of work to restore the building and to prepare it for its new life as an office building was carried out in 1979-1981[87] by the Ministry of Works. The design work was led by MWD architect Chris Cochran.

A fundamental conservation decision was made to retain the Art Deco theme of the first floor as an important part of the history of the house, reflecting the major changes wrought by the 1940 fire, and wallpapers and colours were selected to enhance the 1940s character of that floor.

The walls were stripped of any surviving scrim and wallpaper and many areas were relined with fire resistant Gibraltar board. Internal joinery was repaired or restored, including the archway at the bottom of the stairs, and the timber panelling in the hall was stripped and revarnished. The pressed metal ceilings were cleaned and repainted, and the areas of exposed floorboards were sanded and finished with polyurethane. New carpet was laid throughout the building. The restoration work also included the replacement of the 'Ferguson' coat of arms glass in the inner entrance hall doors broken during the hostel era, and repair of some of the tiles in the front entrance.

Perhaps the largest and most complex part of the project was the re-building of the main staircase and its balustrade, this time in Fijian kauri. Because there were no pre-fire photographs (or other evidence) of the staircase, the restoration was based on a best guess of what might have been there originally. The surviving fire-damaged stair risers and treads were retained in place.

In the drawing room an ornate marble fire surround, illustrated with the scenes from the novels of Walter Scott, was installed. This had originally been installed in the manager's apartment of the BNZ in Dunedin (which was built in 1883).

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[84] 'Contracts: Government Buildings – Antrim House', 1961-1977', Min of Works file, R17211260, Archives New Zealand, Wellington

[85] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', R10563970, Archives New Zealand

[86] 'Contracts: Government Buildings – Antrim House', 1961-1977', Min of Works file, R17211260, Archives New Zealand, Wellington

[87] Various Ministry of Works files document this work, including 'Antrim House: Sprinkler System 1979-1981', R705007; 'Historic Places Trust, Wellington, Antrim House, Boulcott Street', R17420526; 'Hostel Accommodation: Antrim House, Wellington 1952-1981', R20124337, Archives New Zealand, Wellington. See also Attwell, Chapter 7.

1973, during the construction of 97 Boulcott Street. This image shows the bike shed at the north end of the glasshouse, now demolished. HNZPT Collection.

Antrim House in its last years as a hostel, National Publicity Studios, 1976, Ref R24814374, Archives New Zealand, Wellington

It was removed from the bank in 1960, when the apartment was converted into office space. It was delivered in pieces to Mr S Northcote-Bade in Wellington and mounted for display in a barn, which was subsequently blown down in the Wahine storm in 1968. It was lent out for display on a couple of occasions, and eventually offered to HNZPT to purchase for Antrim House in 1980. The fireplace was dismantled, moved, and installed in the drawing room by MWD[88]. The original fireplace that had been in the drawing room was moved to the sitting room to replace the existing one in that room, which had been so significantly damaged in the hostel years it was considered beyond restoration.

The bathroom was removed from the matron's room (the old billiards room, which was slated to become the library), although the toilet was retained, and the lath-and-plaster ceiling in the main space was repaired and re-plastered. Evidence of the old external window to the dining room was found during this work. The 1965 showers were removed from the former cloakroom, and the space was reinstated with a toilet.

Three doors were removed on the ground floor. Two were those that had been added in 1965 as part of the bathroom alterations. The kauri dado panelling was extended over the former hallway doors and up the side of the stairs. Access to the under-stair spaces was now provided by new doors from inside the cloakroom, in the positions of the original doors that had previously been removed. The third door was removed from the servery[89].

The wash basins were removed from all the old bedrooms (one was reused in the new bathroom that had been added to the linen press space). At the time there was a suggestion that the Art Deco windows at the main stair landing could be replaced with a new coloured glass, but this was not done. The original encaustic geometric floor tiles were kept in the former family bathroom. A new communicating door was added between the guest room and the adjoining eastern bedroom. Two of the truncated chimney stacks were re-extended above the roof line, although not to the original design nor following the original construction.

All the original doors at the first floor had either been sheeted over or replaced with flush panel doors in the 1940 work, and these were kept as found (only a few of the original panelled doors now remain), and dados and picture rails were altered.

The old fire alarm system was replaced, and a new automatic fire sprinkler system was installed, with the valve set located in the cellar, together with the gas boiler for the new radiator heating system. The building was also completely rewired.

Several of the fire escapes were removed, and the exterior of the house was fully re-painted. The stables building was converted into an archaeology laboratory, with the fit-out designed by archaeologist Bruce McFadgen.

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[88] Although the fireplace is not especially in keeping with the house it is a notable work of art in its own right, and is an important part of the Antrim collection.

[89] Ministry of Works plans, held by HNZPT

Left: Ministry of Works architect Chris Cochran talks to Marian Strang (Hickson) and NZHPT researcher David Luke, standing next to the staircase before reconstruction, 1980. Right: Demolition of the ground floor staff bathroom [in current library], 1980, HNZPT Collection

Hannah Hannah's Bedroom, 1980, HNZPT Collection

The billiard room/staff bedroom [now library], during the restoration, 1980/1981, HNZPT Collection

Kitchen before restoration, 1980, HNZPT Collection

Marion Strang (Marion Hickson) visits Antrim more than 30 years after she left, in January 1982, as the restoration by the Ministry of Works comes to a close. Evening Post *collection, ATL.*

Display room (front room, often known as the Blue Room), after the restoration, HNZPT Collection

Trust staff in the hallway after restoration. On the far right, Bob Harper, administration and next to him Justine Olsen, classifications, HNZPT Collection

Antrim House after its restoration. National Publicity Studios, 1984, photographer J Waddington, Ref R24837875, Archives New Zealand, Wellington

The Trust spent a considerable effort researching the history of the house and talking to many of the people who had lived in the building, including members of the Hannah and Hickson families, and their servants, and around 40 of the men who had lived there during the hostel era.

As a result, many of the colour decisions for carpets and wallpapers were made to honour the dominant colours in those rooms (green in the old drawing room, blue in the old sitting room and red in the old dining room). The Trust also purchased a selection of antique objects to fit in with the Edwardian style of the ground floor (some of which have since been sold), in order to provide some sense of the character of the place as it had been in the Hannah family's time.[90]

A paint analysis was carried out in 1981, using paint chips taken from various parts of the building. The conclusion was that there appeared to have been between 9 and 12 paint systems present on the weatherboards, handrails, columns and windows, representing 70-odd years' worth of paint, indicating that paint had never been stripped from the building. A specific original colour scheme was not determined, but the analysis showed the original colours were most likely creams, light browns and buff, with the columns possible slightly darker than the rest of the house. At one time (but not in the early years), the deck handrail and window sills had been painted a dark green. The window sashes may have been painted black at one point.[91]

In 1981, as the refurbishment project came to an end, the Historic Places Trust was alarmed to discover the Ministry of Works had significantly overspent on the agreed budget for the project. The Trust was unable to pay for the unexpected overspend, which at the time amounted to nearly 20% of its budget for all its planned projects for its properties around the country. An internal investigation showed that the work that Public Works considered 'required to satisfactorily complete the work' amounted to more than twice the cost of what the Trust had asked for originally.[92]

At the opening of the building in June 1981 by the Minister of Internal Affairs, the work of Chris Cochran, who had supervised the project, and the tradesmen who had worked on it, was praised, in particular for the reconstruction of the staircase.[93]

Other Changes

The setting of Antrim House has changed significantly in the years since it was built, but particularly from the late 1960s onwards, quickly transforming from a (relatively) low-density low-rise residential area to one that is now completely dominated by large modern high-density and high-rise commercial buildings, closing out the former views

[90] Attwell, p54.

[91] Report by J Turner, 18 March 1981, 'Antrim House – General', File 12013-016, HNZPT

[92] 'Historic Places Trust, Wellington, Antrim House, Boulcott Street', R17420526; 'Hostel Accommodation: Antrim House, Wellington 1952-1981', R20124337, Archives New Zealand, Wellington

[93] Hostel Accommodation: Antrim House, Wellington 1952-1981', R20124337, Archives New Zealand, Wellington

from the house over the city and harbour. The last remaining nearby historic house on Boulcott Street, Plimmer House (built in the 1870s) was moved forward to the street front of its site, to allow for the construction of a new high-rise building (No 97 Boulcott) between it and Antrim in 1983.[94]

In rapid succession in the mid-1980s, two major new buildings were also built on the southern border of Antrim. The Department of Conservation building was put up at 59 Boulcott Street (at the south west corner of the Antrim site) in 1985-1986, causing some tension between neighbours. A covered way, incorporating the original Antrim House boundary fence, was added in 1986. The following year the Trust objected to aspects of the new Athfield Architects-designed apartment building at 57 Boulcott Street. The balconies on the Antrim side of the building, which were to encroach into the airspace of the Antrim property, were reduced in size at the Trust's insistence.[95]

The New Zealand Historic Places Trust / Heritage New Zealand has not significantly changed the building in the decades since it moved in in 1981, but there has been a steady succession of minor changes and adaptations over that time.

The Ministry of Works provided oversight of all maintenance and more major issues until the organisation was disestablished in 1988. An alarm system was added in 1984, and a new bathroom was added to the stables (then used as an archaeological lab) in the same year.

The glasshouse, which had first been used as a gift shop for Trust products, was upgraded to provide further staff accommodation in 1985. Reports at the time said it was 'in an unrestored condition'. The only external alteration to its appearance was the removal of the old malthoid roof, which was replaced by new painted galvanised corrugated steel. Some insulation was added to roof and walls, and workspaces for three staff were created.[96]It appears that the suspended timber floor dates from this time, and it is presumed the dividing partition (installed by the Wimberleys) was removed in the same project. One hand-basin was left in the space.

Architect Ian Bowman inspected the house and outbuildings for MOWD in 1987, finding significant problems with the guttering and downpipes.[97] After the MOWD was disestablished and its functions privatised in 1988, NZHPT took over the responsibility of identifying and carrying out repair and maintenance work for the building. Underfunding of the organisation in some periods resulted in maintenance being delayed as issues at other NZHPT properties took precedence.

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[94] Plimmer House, WCC Wellington Heritage website, http://wellingtoncityheritage.org.nz/buildings/1-150/34-plimmer-house

[95] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol6, Central Region, HNZPT

[96] 'Historic Places Trust, Wellington, Antrim House, Boulcott Street', R17420526, Archives New Zealand, Wellington

[97] 'Antrim House 40 year preventative cyclical maintenance plan', 1987, Works Consultancy file, R2247668, Archives New Zealand

Conservation architect Chris Cochran specified a programme of remedial and improvement work for the stables in 1989, including the installation of the skylights in the roof to improve the existing internal spaces, some repairs to the exterior and an amount of interior redecoration work. Most of this work was completed, although a key recommendation to extend the sprinkler system from the house for fire protection was not followed through.

The first major upgrading work in the house following the Trust's occupation of the building occurred in 2000-2001 and was led by NZHPT staff. This was the refurbishment of the boardroom, hallway and the downstairs bathrooms. The cloakroom bathroom was altered into two new toilets, including a combined accessible toilet and shower. New wallpaper, sympathetic to the period of the house, was hung in these areas and the stairwell. New carpet was also installed on the ground floor, leaving a visible margin of the original floorboards. The exterior was re-painted with paint '…selected from a Victorian/Edwardian colour chart specially brought from England'.

The main intent of the work was to open the house to more events to help bring in an increased revenue. Although the house was then used for a small number of weddings and other events, the experiment never really mixed well with its office building use. At one stage the entire ground floor, except the library, had been set to be given over to functions, but this proposal came to nothing. Soon after, the glasshouse and stables were redecorated to accommodate staff, and have remained in that use ever since.[98] The glasshouse has been relegated to occasional meeting space in recent years, reflecting the difficulty of controlling its internal temperature.

In the 2000s-2010s, large queues at the occasional public open days at the house for Heritage week and similar events illustrated the enduring popularity of the building.

In 2006, significant leaks required repairs on the roof of the house and concomitant plumbing work. Further repair and maintenance work was undertaken that year. Rotten weatherboards were replaced, and the rainwater collection system and internal roof guttering was slightly reorganised. The hot water cylinder in the roof was replaced and repositioned above a wall, rather than mid-span. The kitchen was re-painted and new vinyl flooring installed.[99]

The ground floor and stair carpets were replaced in 2008. The previous decision to leave a margin of floorboards meant that some of the original floorboards were becoming worn in high traffic areas, and the carpet was re-laid wall-to-wall for protection.[100]

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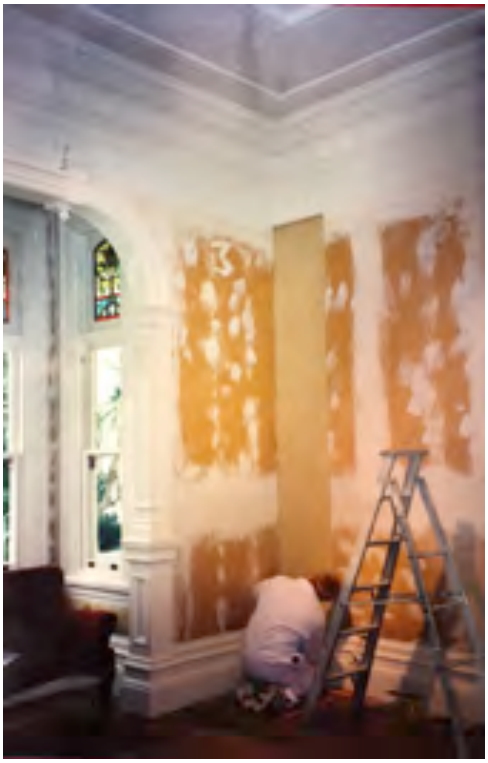
[98] Vivien Rickard, 'Antrim House Looks to the Future', *Historic Places,* February 2001, pp6-9'; 'Antrim House Conservation and Maintenance', 13002-023B Vols 4- 9, HNZPT. Prior mention is made of adding skylights in 1990, but a note appears to indicate the project was cancelled as a result of restructuring planned at NZHPT at the time.

[99] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol, 9, Central Region, HNZPT

[100] Ibid.



Re-papering of the Boardroom, 2000-2001.

Water damage to the verandah columns as a result of the failed deck membrane above, 2009.

Before and after the removal of the fire escapes on the southern façade, and reinstatement of missing balustrades and repainting, in 2009. HNZPT Collection

Major upgrading work was carried out in 2009. The work was scoped and specified by conservation architect Ian Bowman and executed by Peter Camp Builders.[101]

One of the key tasks was waterproofing the leaking first floor and tower decks. This involved removing the Nuralite membrane roofing from 1969 (which contained asbestos) and replacing it with a new liquid applied waterproof membrane (Chevaline Dexx). The old membrane had been leaking for a long time, and significant consequential repair work was required to the deck framing, some of the fluted columns underneath and the pediments above the windows. When these pediments were opened up, it was discovered that four were replacement pieces made of sheet metal (likely installed as a consequence of decay caused by leaks in the previous deck membranes) and these were replaced with new timber pediments to match the originals. The timber shingle roof on the tower was completely replaced with new treated radiata pine shingles over the existing sarking. Parts of the ground floor verandah deck were repaired at the same time.

A report by fire engineer Peter Byrne confirmed that the fire safety provided by the automatic sprinkler system satisfied the requirements for the safe escape of building occupants and determined that the external fire escapes were redundant, so these were subsequently removed from the building, returning it to an uncluttered appearance reflective of the Hannah era. The missing sections of the balcony balustrades, which had been docked off to fit the fire escapes, were reinstated.[102]

The house and outbuildings were completely repainted (this time in an austere grey scheme with blackberry accents, apparently derived from a colour palette that had once been used on Dr Pollen's house); the roofs were painted a traditional red oxide colour.

In 2010 some internal areas were repainted.[103] The same year, vandalism (or an attempted break-in) badly damaged two of the stained glass windows at the back door. These were carefully removed and repaired by Olaf Weir-Candler of Pukerua Glass Studio, who also carried out in-situ repairs of other windows and replaced a piece of decorative glass in the glasshouse door to match the original. In 2013 the same company carried out further in-situ repairs on the stairwell window and installed a new protective glazing system to it.[104]

In 2011, the three surviving brick chimney stacks were seismically secured within the roof space, to minimise the risk of the chimneys falling through the first floor ceiling in the event of an earthquake. The work was designed by engineer Win Clark, documented by conservation architect Russell Murray and carried out by Peter Camp

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[101] 'Antrim House – Conservation and Maintenance', File 13003-023-B Vol. 9, HNZPT including Resene, 'Coatings Specification', 2009 and Ian Bowman, 'Specification: Reroofing Tower', May 2009; File 13002-023-B Vols. 11-12, HNZPT

[102] 'Antrim House operations', File Ref 13002-023-J, 'Antrim House – Conservation and Maintenance', File 13003-023-B Vol. 9, HNZPT

[103] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol. 14, HNZPT

[104] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol. 14, and 'Antrim House – Legal', File 13002-032-H, HNZPT

Builders. The work involved 'corseting' the chimneys with steel angles and installing diagonal bracing in the roof and ceiling planes to transfer loads evenly to the primary structure of the building. Fibreglass batts were also installed to the ceiling, the first insulation ever installed in the roof space.[105] The south boundary fence was substantially re-built in the same year (see below).

An external condition report prepared by conservation architect Ian Bowman in 2013 identified decay in ground floor verandah decking and a column, and possibly one upper floor column, worn paintwork and rust,[106] among other issues needing remedial work.

The whole of the ground floor verandah decking was replaced in late 2014 with treated pine, in two stages, by Peter Camp Builders. The decking timbers removed included a mixture of kwila, totara and kauri, indicating several eras of previous repairs. A new solid timber column was made and installed to replace an original column that had decayed badly due to leaks from the balcony deck above (the original columns were determined to be made of jarrah), and decayed column base trims were replaced with new treated pine trims made to match the original profiles. Other work carried out in 2014 included widening the lower part of the driveway and resurfacing the driveway, as well as replacement of the main water feed to the house.

A condition report and scope of work for repairs was prepared for the front fence by conservation architect Paul Cummack in 2019.

A number of actions were taken following recommendations set out in the first draft of this *Conservation Plan* (2020).

A Detailed Seismic Assessment (DSA) was obtained in 2020, prepared by Dizhur Consulting of Auckland. This evaluation found that the building had a serious structural weakness across the east elevation, but otherwise had reasonable seismic capacity. The chimneys were identified as a limiting factor, and upgrading work was recommended to improve the performance of the building as a whole in an earthquake.

In 2021, the lath-and-plaster ceiling (and run-in-situ plaster cornices) in the library, which had visible cracks under an anaglypta paper finish, was made safe. This involved taking down the plaster, leaving the laths in place, securing the cornices and reinstating the ceiling with modern plasterboard, covered over with a matching anaglypta paper. As part of this project, the small server room, which had been converted from the toilet formed for the Hicksons after the 1940 fire, was removed to return the space to its original dimensions, and new lighting sympathetic to the character of the house and scale of the space was installed, replacing the fluorescent ceiling battens of 1978.

A major remedial works project was developed through 2021 and 2022, which was to involve a seismic upgrade of the house as well as fully re-roofing the house and stables along with a full exterior repaint of all the buildings. The seismic upgrading work was

[105] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol. 14, HNZPT

[106] Bowman, Ian, 'Antrim House, Wellington: External Condition and Remedial Action Report', January 2013, held by HNZPT

designed by Dizhur Consulting and consisted of new plywood diaphragms at the roof and ceiling planes, post-tensioning the three brick chimney stacks, installing new shear wall elements inside the building, and some upgrading of connections in the subfloor.

As well as a timber technology assessment of the existing construction, initial investigation work for the seismic design also involved opening up selected sections of walls and floors to confirm the construction. This work revealed that the original wall finish in one of the servant's bedrooms (Bedroom 6) was plain whitewashed lining boards, standing in stark contrast to the luxurious wallpapers, furnishings and finishes enjoyed by the Hannah family. It also revealed that there were areas of plywood flooring throughout the first floor dating from the 1978-81 upgrading work and the installation of the sprinkler system.

In parallel with the development of the upgrading project, the stables and glasshouse were re-painted in the middle of 2022. The work involved stripping the old paint from both buildings back to bare timber and carrying out carpentry and other repairs. The buildings were re-painted in a green colour scheme as a pilot for the re-painting of the house. Work to both roofs was deferred.

A discovery of 'green goo' at some of the electrical outlets in mid 2022 – degradation of the insulation around some of the older wiring – prompted the replacement of the building's switchboards, along with the installation of arc fault detection devices to minimise the risk of an electrical fire, and the addition of further electrical work into the scope of the upgrading project.

The upgrading scope was eventually divided into two separate projects, one focussed on the roof, exterior painting and strengthening the chimneys, and the second on installing new shear walls throughout the interior and related work. Naylor Love Wellington were subsequently engaged to carry out the first stage of the project and embarked on a programme of additional investigation. At the time of writing (October 2022), the exterior painting had been deferred due to budget restrictions, and a decision had been agreed to remove the chimney tops down to the ceiling plane, as it was discovered that the 1982 reinstatement of the chimney tops did not provide a suitable base for the proposed post-tensioning work.

2.3 History of the Gardens and Grounds

The Hannah Era

From its earliest days, the garden was planted out with wide garden beds, including diamond shaped and circular floral beds inserted into the main lawn. Attwell says during the Hannah era the grounds were tended by a part-time gardener by the name of Sam Scott (it is not clear whether or not Scott originally laid out the grounds.)[107]

Landscape architectural historian John Adam noted, from a study of the 1906 image of the house, that '…the Hannah garden is comprised of shrubberies and carpet bedding, a design element from the Victorian age'. In the garden he identified a variety of

[107] Attwell, p27.

plantings, including roses on a boundary trellis fence (on the left), a shrubbery containing numerous cabbage trees (as an accent plant), Chusan Palm (*Trachycarpus fortuneii*), one rhododendron, one azalea, Camellia, Taupata (*Coprosma repens*), roses, Magnolia stellata, silver fern (*Cyathea medularis*) and lupins. There were also many wooden stakes in the garden, a feature that Adam suggests may relate to lilies that were been growing through the spring and subsequently died down. In addition to the larger plants were perennials/annuals such as geranium and alyssum.

Horticulturalist Jack Hobbs suggested the formal beds may have a white bedding begonia edging, or alyssum, and the central bed seemed to have a pale daisy in the middle, perhaps an annual aster.[108] A member of the Hannah family also remembered an orchard at the rear of the property (which would have been on the terraced land above the west retaining wall), and the summerhouse, which was used often by the Hannah family (this was demolished during the hostel era, prior to the 1970s).[109]

The flower beds in the sloping front lawn were a major early feature of the grounds, and endured until they were eventually replaced with trees, most likely in the 1940s (as can be seen in the 1949 image), and a hedge was planted directly in front of the house, on the downhill side of the driveway. Marion Hickson was a keen gardener, and planted numerous ornamental plants, including carnations, roses, lupins and hydrangeas. The Hicksons also maintained a vegetable garden in the former orchard area at the top of the retaining wall area, which was accessed at the time by the first floor ramp (and fire escape) on the west side of the house.[110]

Government Ownership

For the almost 30 years that the building was a hostel, the upkeep of the grounds was managed by the Wellington regional office of the Ministry of Works. Who actually did the work on the garden was a sore point at times and it was definitely a burden on the matron – sometimes a gardener was provided by the Ministry of Works, but it was not consistent. In one report in 1977 the matron reported to her employers at the Department of Labour that the gardens were in a poor state of repair as she had been provided no gardener, but the District Office of the Department of Labour noted that the condition of the gardens were a 'reflection on the matron's husband [who] can't even wield a lawnmower', despite getting his 'board free'.[111]

Little is recorded about the changes made to the landscape plantings in this period, although they would have developed according to the fashion of the day and the interests of the people who tended to the garden. By the time NZHPT took over the building, it appears there was almost nothing left of the Hannah's original plantings.

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[108] John Adam and Jack Hobbs, comments included in report by Amy Hobbs, 'Thoughts on Antrim Plants for Garden Re-Development', May 2015, HNZPT

[109] David Luke memo, 19 February 1981, Antrim House – Gardens and Grounds', Central Region, 13002-023 D, HNZPT

[110] Ibid.

[111] Department of Labour files, 1977, R21985652; 1969-1977, R21980939

Photograph dated c1911, showing the rapid growth of the cabbage trees. ATL Ref 76837½

Date unclear, but likely during the Hickson era as the hedge was planted by Marion Hickson. HNZPT collection

Date unclear, but likely to be during the Hickson era. HNZPT Collection

Image taken in March 1949, as the government purchased the building. Trees have replaced floral beds in the lawn. Evening Post collection, ATL

Note the very large trees in the garden of Antrim House. Photographer Leslie Adkin, October 1952, Ref A.007987, Te Papa

View from Boulcott Street in 1961. Note Tera Tangata in the background of the image. HNZPT Collection

Some changes were made to the driveway over time. At some point prior to 1952 the pedestrian gate column was removed, along with the pedestrian gate and presumably the right-hand gate leaf, in order to widen the driveway entrance to its present extent. The clumsy repair that can be seen at the base of the left-hand gate post, probably following major vehicle damage, also predates 1952. The left-hand gate leaf was removed some time after 1952, but prior to 1961.

In 1957 the driveway was widened and resurfaced and a large reinforced concrete retaining wall was constructed (this is presumed to be the wall now flanking the back of 69 Boulcott Street); files show the driveway and paths needed repairs again three years later.[112] Around about the same time, a large concrete garage was cut into the grassed bank and garden area near the Boulcott Street entrance gates by the Department of Labour, and a bike shed was tacked on to the north end of the glasshouse.

In 1966 the construction of Jellicoe Towers on The Terrace, on the hill above Antrim, required a drainage easement over the Antrim property. The only practicable route for the new drain was straight down the hill through the lawn and drive down to Boulcott Street. The easement was agreed although the work caused some difficulties between the neighbours as it was poorly finished by the Jellicoe Towers contractors, one of Antrim's ornate gate posts and the fence on its south boundary was damaged, and considerable amounts of clay washed down the steep bank between the properties over an extended period.[113]

New Zealand Historic Places Trust/Heritage New Zealand

During the Ministry of Works restoration of 1979-1981, work on the grounds included repair and replacement of perimeter fencing, building a paling fence on the Bowring Burgess boundary (69 Boulcott Street) and making the repairs to the front fence. A work specification was prepared for replacing one of the gate-posts, although there is no obvious sign of that work having been done. The Department of Labour garages were demolished and the land they had occupied was returned to its previous contours.

From 1980 until around 1996 the Parks and Reserves Department of Wellington City Council undertook grounds maintenance, in recognition of the grounds being open to the public as an inner city park, with one third of the maintenance costs paid by the Trust.[114] The Council, through its work skills programme, also re-fenced the property for free on its northern, eastern and southern boundaries in 1981, in tandem with the MOW restoration work.[115] Some of the tree planting on the site appears to date from this period.

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[112] 'Government Buildings: Residential Accommodation: Antrim House Boys Hostel', v2, 1957-1963, Works file, R10563969, Archives New Zealand; File 103, '63 Boulcott Street, Antrim House, retaining wall and driveway' 1957, Wellington City Archives

[113] 'Contracts: Government Buildings – Antrim House', 1961-1977', Min of Works file, R17211260; 'Antrim House – condition and future use', R23282879, Archives New Zealand, Wellington

[114] WCC File, 00444:5:1/32/39 Pt1, Wellington City Archives

[115] 'Antrim House – Gardens and Grounds', Central Region, 13002-023 D, HNZPT

The following year the Trust very reluctantly agreed to a further easement to facilitate the construction of a large vehicle access ramp to the rear of the neighbouring Bowring Burgess building (69 Boulcott Street), which the Council had been pressuring the Trust to allow for some time.[116]

A complete revision of the landscaping around the house was also on the Trust's agenda, and this was first taken up with WCC. Sketch plans were prepared through 1981 and 1982 by Parks and Reserves landscape architect Ron Flook, which were left subject to vehicle movement matters and parking requirements being finalised. Negotiations were further protracted by the resolution of the neighbour's access ramp and the easement required, and although the original intent was that the landscape work would be complete when the Trust moved into the building, it instead lingered in limbo for some years. A revised planting plan was proposed by WCC in May 1984, but little further seems to have happened thereafter.

An agreement was eventually reached between WCC and the Trust in May 1986 that landscape architects Boffa Miskell would provide a plan and a planting scheme, and that WCC would continue to maintain the grounds. The finalised scheme was designed by Ron Flook, who was now working for the consultants. The proposed plan included taking over a substantial area of the garden area in front of the house for additional on-site car-parking, and paving most of the rest of the former garden.

The work was done in 1987. The job was overseen by Greg Bowron for HNZPT and supervised by engineer Colin Hickling[117], and involved, amongst other things, colour matching new concrete kerbs and nibs to old and re-laying old half-tile drains. During construction the remnants of Robert Hannah's car turntable were rediscovered in the ground outside the stables.[118] Several specimen trees were planted, as was a bay laurel hedge separating the north garden area from the extended parking area outside the glasshouse.

In 2003 significant damage was done by a truck to one of the concrete gate-posts at the bottom of the drive (the right-hand one when looking from Boulcott Street). The collision shunted the gate post and the iron railings sideways, which in turn damaged the original post at the northern corner, and the low moulded concrete plinth between the two. The first gate-post and plinth were repaired, but the corner post was damaged beyond repair and a new one was built to exactly match the existing.[119]

In 2005, work was carried out to try and reduce damp in the stables. This included building a timber retaining edge above the top of the original site retaining wall to hold the face of the bank back from the top of the stables retaining wall. The work included forming a drainage system to capture surface water, applying a waterproofing coating to

[116] Ibid.

[117] Email from Colin Hickling to Courtney Walch, 28 October 2022

[118] *Evening Post*, 3 October 1985; Antrim House – Gardens and Grounds', Central Region, 13002-023D, HNZPT; Dominion, 7 April 1987

[119] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol6, Central Region, HNZPT

the accessible face of the retaining wall inside the stables, and building a concrete nib and plinth inside the storeroom, at the outside edge of the original drain channel, to direct stray water to the outside.[120]

New site interpretation boards were placed in the grounds in 2008. In 2011 the fence and some of the retaining walls running along the southern boundary were replaced. The work was done in the style of the previous fence. This had been partly re-built in 1986 when the adjoining apartment building at 57 Boulcott Street was constructed, which in turn followed the style of the original boundary fence. The fence work required some tree management, including cutting back the large bay laurel (which is still present) and removing two large alders (thought to be 30-40 years old at the time). The driveway was also re-surfaced that year.

In 2014 a large elm tree, estimated to be 50 years old, was felled. This had earlier dropped a branch and injured a visitor.[121] One of the two large elms at the north-east corner of the site was badly damaged in a storm in 2022 and was removed.

In June – September 2018 securing work was carried out to the brick wall atop the large retaining wall at the south west of the house. This involved constructing a steel post and mesh restraint fence system that was fixed to the lower (original) section of the retaining wall for the purpose of arresting the upper wall in the case of failure in a seismic event. No strengthening or securing work was carried out to the lower wall. The securing work was designed and overseen by AECOM Ltd.[122]

[120] 'Antrim House – Conservation and Maintenance', File 13003-023B Vol8, Central Region, HNZPT

[121] *Dominion Post*, 17 Dec 2014, p.A7

[122] "Antrim House Retaining Wall', File Ref 13002-032N, Central Region, HNZPT

The remains of Robert Hannah's car turntable, rediscovered in 1987. File Ref 13002-023 D, HNZPT file.

Work to build a new retaining edge and drain to intercept surface water from the top of the bank at the stables, 2005. HNZPT file.

2018 securing work to the brick wall on top of the west retaining wall.

2.4 Construction Professionals

William Turnbull, Architect

Robert Hannah employed the prominent Wellington architectural firm of Thomas Turnbull & Son for the design of his new house at Boulcott Street in 1904. Hannah had commissioned several commercial buildings from the firm over the preceding decade.

The practice was one of the foremost in the city with a long record of prestigious commissions. By this time, it was led by his son William. Thomas was 80 years old and stepping back from the firm, and it is all but certain that William designed Antrim House. William Turnbull ran the practice, under the same name, from the time of his father's death in 1907 until he retired.

William (1868 – 1941) was born in San Francisco, where his father had been working as an architect. He went on to complete his architectural training with his father in 1882 after the family moved to Wellington. In 1890, William visited Melbourne and Sydney and was employed in the office of J A Gordon, a Melbourne architect who at that time was involved in the design of several major commercial buildings including the Melbourne (now Victoria) Markets. In 1891 William returned to Wellington and was admitted into partnership in the family firm of Thomas Turnbull & Son.

William was not as prolific as his father, but he was nevertheless a skillful and versatile designer, responsible for some of Wellington's most distinctive buildings. From 1902 to 1931 he designed more than 50 buildings, including amongst others, 15 houses, blocks of flats, shops, offices, warehouses, factories, a church, and several banks, schools and fire stations. As Mew and Humphries observe, in addition to this list several other buildings designed during his father's lifetime could also be attributed to William, as his father was ill or away for long periods[123]. Some of William's notable buildings include:

Dr Pollen's House, Boulcott Street (1902) [relocated but still on Boulcott St]

Antrim House, Boulcott Street (1904).

Dr McGavin's House and Surgery, Willis and Ghuznee Street corner (1907)

House for A Blacklock, 60 Tinakori Road (1910)

Thorndon Brew Tower (1915)

Turnbull House (1916)

Northland Fire Station (1930)

Wellington Free Ambulance Building (1932).

[123] *Raupo to Deco*, pp109-111, pp211-212

William Turnbull was fully versed in virtually every contemporary architectural style and his career moved with the architectural fashion of the day: Dr Pollen's and Antrim House in an accomplished French Renaissance/Italianate style, Dr McGavin's in a half-timbered Tudor-revival style, Turnbull House in a Jacobean/Scottish Baronial style, and, toward the end of his career, the 1932 Free Ambulance building in an Art Deco manner.

William became a Fellow of the Royal Institute of British Architects in 1906. Later he was part of a breakaway group from the NZIA that set up a separate Society of Architects in 1912 (but later returned to the NZIA).

Davis and Browman, Contractors

Matthew Browman's obituary recorded that he had come from England in 1873 and became involved in the building trade and 'a great many buildings in this city are a tribute to his work'. He entered a partnership with H Davis in 1900 and they built the Wellington Hospital Nurses Home (for architect Francis Penty), Antrim House, and several Wellington shops and other buildings, before dissolving their partnership in 1907. He was also an important member of the Master Builders Association.[124]

William Fielding, Architect

Fielding was a Wellington architect who had formed a practice in 1910. This was particularly prolific. Fielding designed around 300 buildings over a 38-year period, including the Congregational Church in Cambridge Terrace (1916), the Evening Post building in Willis St (1927), the Trades Hall (1927), and the Methodist Church in Waitoa Rd, Hataitai (1928). Architectural historians Mew and Humphries write that Fielding 'made a substantial contribution to the fabric of Wellington city and its suburbs, creating lasting buildings, many of which can still be found today'.[125]

Feilding provided the specification for the restoration of the building after the 1940 fire and presumably also carried out the design work for the various changes made by the Hicksons.

[124] *Evening Post*, 13 May 1935, p11; *Evening Post* 9 Nov 1907

[125] 'William Fielding', WCC heritage database http://www.wellingtoncityheritage.org.nz/architects/william-fielding ; Geoff Mew and Adrian Humphris, *Raupo to Deco: Wellington Styles and Architects*, Wellington, 2014, pp174-5

2.5 Timeline

1896	The Hannah family purchase 22 Boulcott Street and move into the house Tera Tangata.
1901	Robert Hannah purchases the site of Antrim House.
1904	Existing buildings on Antrim House site are demolished, the rear bank is cut back, the land is benched to form a flat area for the new house, and new retaining walls are constructed along the west bank and along Boulcott Street. The house is designed by Thomas Turnbull & Son and a building permit is issued.
1904-05	Antrim House is constructed, including a late change to add the billiards room with two bedrooms above in place of the originally designed conservatory. **The Hannah family moves in**.
1907?	The coach house is converted to a motor vehicle garage and a car turntable is installed.
1928	Hannah Hannah dies.
1930	Robert Hannah dies and the last remaining family member, Jane Ferguson, leaves Antrim House.
1931	Antrim House chattels are sold by the Public Trust, on behalf of the Robert Hannah estate. The estate puts the house on the market but there are no buyers at the start of the Depression. **Antrim House is leased to Florence Radcliffe by the Public Trust on behalf of the estate for 3 years.** The house is set up as a private hotel. Some alterations: external fire escapes are added, the house is rewired, wash basins are added to each bedroom, the linen press is converted into a toilet, Hannah Hannah's old bath is replaced, the verandah decking is re-caulked, a new hot water service is installed, and the building is re-painted.
1934	The Radcliffe estate sells all the furniture and furnishings. **Antrim House is leased to Gertrude Wimberley for 3 years.** The house continues in use as a private hotel.
1934-37	Alterations are carried out to the glasshouse for the Wimberleys – converting it to two habitable rooms. The glass roof is removed and replaced with a malthoid roof, a new door installed in the north end, and two hand-basins are installed.
1937	The Hannah Estate attempts to sell Antrim House and other neighbouring properties, but they again fail to sell.
1938	**Marion and Keith Hickson purchase Antrim House from the Hannah Estate.**

	Alterations are made to the servery and the pantry, and access to Upper Boulcott Street is improved. Two showers are installed in the cloakroom, and the servants' staircase is carpeted.
1940	A major fire badly damages the upper floor of Antrim House and causes smoke and water damage throughout the rest of the house. Repairs following the fire include: • The tower and tower room are rebuilt; arched tower windows reinstated but one window is lowered to make a door out to the upper deck. The roof profile is altered. • All the exterior decorative cast iron work is removed and the pressed metal tile roofing on the tower is replaced with shingles. • The first floor is completely redecorated in a modest Moderne/Art Deco style, with fibrous plaster ceilings, cornices and trims. The pressed metal ceilings above the stairway and in the first floor passageways are replaced with fibrous plaster. • The main staircase is reinstated but with a solid panelled balustrade rather than the original open balustrade, and the tower stair is rebuilt to a similar detail. • The interior of the ground floor is completely redecorated. • The exterior is repainted, including the roof. A bathroom and toilet are partitioned out of the billiard room, and an additional external door is added, to make the space into a separate living unit for the Hicksons.
1949	**Antrim House is sold to the government, to become a young men's hostel for the civil service.**
1949 - 1977	Some alterations are made to the kitchen, and a serving hatch is installed in the new kitchen. Bedrooms are modified to accommodate up to seven young men each, with light fittings installed above the beds. The remaining linen press space is converted into an additional toilet. Further external fire escapes are installed. The stables is altered to contain bedrooms, bathroom, toilet and a small sitting room. A bike shed is constructed at the north end of the glasshouse. The Hannah's summerhouse is demolished. New concrete garages are constructed near the Boulcott Street entrance for the use of the Department of Labour. Intermittent damage occurs around the house, including the breakage of the acid etched glass Fergusson coat of arms window. Four ornamental urns are removed from the front steps.

1957	A major restoration of the staff quarters [stables] is carried out. A large concrete retaining wall is built to an adjoining property and the driveway is widened.
1959	A new external door is let into the staff quarters [stables] to provide external access to the toilet.
1963-1965	The area beside the stairs on the ground floor is reconfigured to contain three shower cubicles and a WC; a door into the adjacent storage area is closed up and a new one formed in the hallway.
1966	Laundry coppers are replaced with washing machines. One chimney was found to be badly cracked and all the chimneys were earmarked to have the tops demolished and redundant flues capped. The result was that the two main stacks were reduced to below the roof line, and the billiard room chimney was removed altogether, including the fireplace in the back bedroom. The kitchen chimney was left projecting above the roof, serving the coal range and a first floor fireplace.
1969-1970	The first floor deck and tower deck have a new Nuralite waterproofing membrane applied. The old roofing is replaced with new corrugated galvanised steel to the house and stables. The work includes the replacement of all spouting and down-pipes (except for the cloakroom roof). The malthoid roof on the stables was left in place. The job was poorly done, and remedial work was needed almost immediately.
1977	Closure of Antrim House as a hostel announced.
1978	The government announces that the **New Zealand Historic Places Trust will be owners of Antrim House and use it as their national headquarters.**
1979-81	**Restoration is carried out by the Ministry of Works**, including: ▪ The main staircase is re-built in Fijian kauri, including a new open balustrade in place of the 1940 solid balustrade. ▪ Scrim and paper linings are covered over with new Gibraltar board and are finished with wallpaper and paint. ▪ Three doors are removed on the ground floor. ▪ The meat safe is removed from the larder. ▪ A new automatic fire sprinkler system is installed. ▪ The building is fully re-wired, and plumbing is renewed. ▪ A new gas central heating system is installed, with a mixture of air vents and radiators. ▪ The sitting room fire surround, which was badly damaged in the hostel era, is replaced with the surround from the drawing room. A large Victorian fire surround from a BNZ branch in Dunedin was installed in the drawing room in place of the original surround.

	▪ Two of the truncated chimneys are re-extended above the roofline, although their original form and scale is not reinstated. ▪ Kauri floorboards are repaired (presumed to be the ground floor only). ▪ Re-caulking of the exterior verandah boards is carried out. ▪ One door is closed off and a new door is installed between upper floor rooms (Guest Room and Bedroom 8).
1981	The building is opened as the headquarters of the NZ Historic Places Trust. A planting and landscape plan is developed by the Parks and Reserves Dept. of the Wellington City Council.
1984	A new intruder alarm system is installed. The stables bathroom facilities are replaced.
1985	The glasshouse is refurbished to provide additional staff offices. The old malthoid roof is replaced with new corrugated steel.
1986	A landscape plan is finally agreed between NZHPT and WCC Parks and Reserves Department. The final design was prepared by Boffa Miskell.
1987	Robert Hannah's car turntable is rediscovered during work on the parking and pavement areas as the landscaping plan is implemented.
1989	Two skylights are added into the stables, and other improvements are made.
2000	A *Conservation Plan* is written by Ian Bowman, conservation architect.
2000 - 2001	Refurbishment work is carried out, involving renovating and altering the toilets in the cloakroom, refurbishing the boardroom and main hallway, re-painting the house and redecorating the glasshouse and stables.
2003	A new concrete corner post is built at the bottom of the drive to replace an original post damaged by a truck, and other repairs are made to the gate post and wall.
2005	A new surface drain is constructed at the rear of the stables along with waterproofing the retaining wall, where the bank came right up to the back of the building.
2006	Significant leaks in the roof are repaired and the rainwater system is reorganised. Carpentry repairs are made to the cladding, and the hot water cylinder in the roof is replaced and repositioned. The kitchen is repainted, and new vinyl is installed.
2009	Work is carried out to remedy the leaking decks. Old Nuralite membrane is removed from the first floor and tower verandah decks, repairs are made to framing, balcony, columns, pediments and boards. The deck membrane is replaced with a new liquid-applied membrane (Chevaline Dexx).

	The external fire escapes are removed, and the deck balustrades are reinstated to their original form. The shingle roof on the tower is completely replaced with new treated radiata pine shingles. The house and the outbuildings are repainted, including door and window joinery, decks and concrete steps and roofing. The colour scheme is drawn from a scheme that had been applied to Dr Pollen's house (nearby, of the same age, and designed by William Turnbull).
2011	A new fence is constructed along the southern boundary to replace the old fence. The sections of the chimney stacks within the roof space are seismically strengthened.
2013	An *External Condition Report* is produced by Ian Bowman. Faults found included rot in the ground floor verandah decking and one column, and possibly one upper floor column, worn paintwork and rust.
2014	The ground floor decking is completely replaced, as is one verandah column, along with most of the column bases.
2018	Planting above the retaining wall is inspected and various recommendations made. Seismic securing work is carried out to restrain the top brick section of the retaining wall, to the design of AECOM.
2020	One of the concrete piers for the original conservatory is rediscovered in the ground during drainage work.
2021	A Detailed Seismic Assessment (DSA) is prepared, indicating that the building requires seismic strengthening work to improve its performance and reduce the risk of damage in the event of an earthquake. The library ceiling is made safe, including removing the original plaster, securing the original cornice and reinstating the ceiling with plasterboard. The former toilet is removed to return the room to its original form and new lighting is installed.
2021-	An upgrading project is set in motion, to replace the roof, strengthen the building and re-paint it. Investigative work carried out to assist the structural design, including a timber technology assessment and opening parts of the internal walls and floors to review the existing construction.
2022	The Stables and Glasshouse are repainted. Both buildings are fully stripped, carpentry repairs are made, and a new colour scheme is applied. The discovery of deteriorated wiring insulation in the house prompts the installation of new switchboards and arc fault detection devices to minimise the risk of an electrical fire.

2.6 Bibliography

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3.0 Description

Refer to the images of the house and outbuildings included in the history, above, the reference drawings of the house and outbuildings in Appendix 2, and the contemporary photographs included in this section and in the heritage inventory in section 5.

3.1 Setting, Site and Landscaping

The Setting

Boulcott Street connects the 1840 shoreline at Willis Street to the heights of The Terrace, traversing the east-facing slope of a former coastal escarpment. The landform slopes up from Willis Street then rises sharply off the back of the Boulcott Street sections as a steep bank running roughly north-south parallel to The Terrace. The land on the bank in between the shallow fringe of readily buildable land at the top along The Terrace and the area of more gently sloping land along Boulcott Street at the base proved largely too steep to build on. The consequence of this for the development of the area was that the original town sections were all eventually subdivided between the two streets, more or less along the line of the bank, and the bank has remained as largely un-built green space.

The first European buildings in the area were constructed in the early 1840s, including the small Catholic chapel near the bottom of the street. The area was progressively occupied and developed through the 19th century. By the early 20th century, Boulcott Street had become a desirable inner city residential area for Wellington's wealthy, typified by its relatively low density of development and ample green space (which was partly elated to the proportion of easily buildable land), and a notable proportion of substantial high-quality timber houses. Within this setting Antrim House stood out among its neighbours for its unusually large and open site and for the particularly impressive design and scale of the house. From its elevated position above the street, the Hannah family would have enjoyed sweeping views across the inner city to the harbour during their time in the house.

The residential character of the Boulcott Street area survived largely unchanged until the late 1960s. However, by the end of the following decade, nearly all of the houses on Boulcott Street had been replaced by densely built modern high rise commercial and apartment buildings, as had some of the neighbouring houses on The Terrace (the Jellicoe Towers apartment complex that overshadows the site is a particularly distinctive artefact of the time), and Antrim House was quickly isolated from its former residential setting and detached from its views and visual connections to the rest of the city. This remains the physical context of the house today.[126] The house still stands out in the streetscape for the openness of the land and its architectural distinction (and residential character), qualities now further emphasised by contrast with the dense thicket of non-descript modern buildings that occupy the street and surround the site.

[126] The only other survivors of the era on the street are now Plimmer House (1872, moved forward on its site in 1983 and Dr Pollen's House (1902, relocated down the hill from its original site in 1988).

The Site

The house and outbuildings are set on the uphill side of Boulcott Street, about half-way up the street, on moderately sloping land with an open easterly and northerly aspect. The site was prepared for the house by removing an 1860s house, retaining both the base of the western bank and the street edge, and forming a level bench for the house and outbuildings. The rest of the land was largely left to its natural contours aside from the formation of the driveway, which winds up to the house from Boulcott Street. Aside from the retaining walls and drive, the rest of the site has only been lightly touched by landscaping and planting work, and has retained its spacious open quality over time, even though little today remains of the original landscape design or plantings.

As the original residential context of the house is all lost to modern development, its immediate setting is now critical to its sense of historic authenticity and its understanding as a domestic building. The open nature of the site is also critical to the presence of Antrim House in the streetscape, as the open space provides excellent views of it in the round, particularly of the dominant east elevation, and of the outbuildings. The western bank is an important visual feature of the site too. Seen from Boulcott Street, it provides a soft and verdant foil to the striking architectural form of the house and helps present it with a degree of visual isolation from the surrounding modern buildings.

Hard Landscaping

The most prominent hard landscape features of the site are the front fence to Boulcott Street, the driveway and the back (west) retaining wall.

The front fence is an ornamental construction typical of the late Victorian era. It features delicate wrought steel railings, with fleur-de-lis points and braced cast iron intermediate posts (with abstract floral detailing) that are set on top of a stout low retaining wall of moulded and plastered concrete. The corners of the fence and the vehicle gate are marked with heavy architectural posts, formed in an Italianate style complimentary to that of the house, with similar proportions and architectural details. The original steel gates have been lost (as has the pedestrian gate post).

The driveway appears to follow the original alignment, although it has been widened in places to create car parking space, at the expense of the width of the adjoining lawn and garden areas and re-formed several times over its life.

The west retaining wall runs along the entire length of the boundary, retaining up to 4m in height below the sloping bank. It originally had returns (both now truncated) at the north and south ends. Its structural design is a mass concrete gravity wall. It has an inclined concrete face finished with plaster lined out in imitation of stone and a grid of weepholes formed with earthenware pipes. Examination of the cut-away sections shows well-compacted concrete with a graded range of aggregates and a rough brickwork backing, one wythe thick, laid up against the cut ground surface (presumably to act as a permanent formwork for the back face of the concrete). The southern section is capped by a section of newer brick retaining wall, which in turn has been secured against falling with modern steel members and a wire catch cage (done in 2018).

3.2 Antrim House

Italianate Architecture

The Italianate style, as it materialised in the Antipodes in the 19th century, has its roots in 18th century European Neo-Classical revival architecture. Neo-Classical architecture claimed a direct link to the ancient 'civilising' empires of ancient Greece and Rome, and was seen to hold connotations of permanence, enduring power, strength and reliability. The style, based as it was on architectural and structural precedent drawn from surviving major Roman and Greek structures, was particularly well suited to the construction of imposing large-scale edifices and it eventually became the most dominant of the default style sets of European architecture.

Neo-Classical design closely followed the core palette of the classical architectural styles and elements and their underlying proportioning systems. Major design characteristics included emphasis on simple and strong geometry, symmetry, rhythm, hierarchy, the separate identity of architectural parts, and the plane of the wall. Given its origins, it naturally lent itself to stone buildings, but proved versatile enough to adapt to many different forms of construction as technology advanced through the 19th century.

By the middle of the 19th century, Neo-Classicism had permeated the extremities of the 'civilised' world, carried along by the expansion of the European empires. Far from its sources, it evolved and branched to suit local conditions and materials.

In New Zealand its use was strongly influenced by Australian precedent. It gained particular momentum through the 1860s and 1870s as economic growth from a combination of increasing population, infrastructure development, gold rushes and pastoral farming started to generate significant concentrations of wealth and major permanent buildings were able to be constructed. By this time Neo-Classicism had become more or less the default design style for public and private institutions, banks, law courts and the like, and from there its use spilled out into the private realm.

Although major buildings had been preferentially built of brick or stone (particularly in the South Island centres) derivatives of the style were energetically applied to the lightweight timber buildings that proved rather more suited to the seismic instability of the country. A distinct local Italianate style seems to have arisen from this adaptation of neo-Classical principles and elements to a combination of smaller-scale buildings and construction in timber and other lightweight materials.

Some characteristics of the Italianate style as found in New Zealand are proportions that reflect the structural capabilities of timber, such as longer spans and more slender members than could be achieved in stone, imitation in timber of features normally applied in stone construction, such as rustication, quoins, and moulded joinery surrounds and trims, a general reduction of ornaments, and a derived scale of elements appropriate to smaller-sized buildings like mansions and houses.

The House

Composition

Designed in an accomplished late Italianate style, Antrim House is a substantial house of 18 main rooms. It was built on a grand scale and is a formidable work of architecture of its day. Its design is formally arranged about a central axis on the main elevation that faces Boulcott Street. The main volume of the house is two storeys high and rectilinear in plan, with the main public rooms on the ground floor and bedrooms at the first floor, all hierarchically arranged. The architectural design makes good use of the massing of the parts of the building and contrasting horizontal and vertical elements to articulate the form of the building and create architectural interest, enlivened by the underlying Italianate proportions and rich detailing.

The dramatic main elevation is symmetrically composed in a sequence of cascading horizontal layers delineated by the verandahs and balconies, with the striking vertical element of the tower and portico juxtaposed in the centre. Three storeys tall but a single room wide and surmounted with a re-curved roof dome it both marks the primary axis of the house and shelters the main entry at the ground floor level. Working in contrast to the strong horizontal foil of the verandahs and balconies, it is the dominant visual element of the house. The main body of the house extends equally to either side of the tower, a storey lower; each section has a gabled pediment at the roof level over a pair of arched windows that in turn aligns with a grand bay window at the ground floor below. The first floor balcony and ground floor verandah both wrap around the sides of the house to visually separate the two main storeys. An important design function of these elements is to visually soften the edge of the house and extend it out into the landscape.

Although the other three elevations are all clearly subordinate to the design of the east elevation, they are proportioned, arranged and detailed with equal care. The secondary elevation is the north, which originally opened out to the main garden. This has an asymmetric form. The verandahs extend to about the middle of the house and are visually stop ended by the projecting two-storey section of the billiards room. There are two bay windows at the ground floor, one to the dining room under the verandah, and one to the billiards room, the latter surmounted with a small balustraded balcony. The tertiary elevation is the south, which is also asymmetric. The verandahs return only a short way around the corner of the house, leaving most of this elevation as a tall two-storey wall, interrupted only by the projecting cloakroom. The fourth elevation is the west, which takes the form of two more or less symmetrical two-storey bays flanking the service yard.

Architectural Detailing

The ground floor verandah, and the portico extension at the first floor above feature widely spaced paired columns, Doric in style but with particularly slender proportions, running up to a plain entablature with a heavy cornice mould (which is the edge of the first floor balcony). The ground floor columns are fluted on the bottom half, contrasting with the first-floor columns which are fluted on the upper half, and which support the tower balcony above to complete the definition of the portico. The first floor balcony is open, with paired posts above the verandah columns. A heavy wrought timber

balustrade runs between the columns and posts and features closely spaced turned balusters and a substantial moulded handrail.

Rising above a plastered concrete plinth, the walls of the house are clad with broad rusticated weatherboards, run into chamfered false quoins at the external corners, and rising up to broad decorated eave band with a large string course and heavy moulded corbel brackets. Above this, the hipped roof is covered with modern corrugated galvanised steel and timber shingles to the tower. All the building's windows are double-hung, including the replacements fitted after the 1940 fire.

The windows are deployed as significant architectural elements, particularly the four major bay windows of the four main public ground floor rooms. They are carefully laid out on each elevation and are all set in elaborate surrounds at each floor.

The ground floor windows sit within a heavy aedicule[127] made of flat stylised Doric pilasters rising above a corbelled sill to a horizontal entablature with a moulded capping; within this, a moulded facing with a stylised keystone surrounds the window. Each window unit is made in three sashes, a pair of double-hung sashes capped with a fixed leadlight panel with a segmental head and arranged either in pairs or singly. The first floor windows are double hung with a semi-circular head and are set within an abstracted aedicule of heavy moulded architraves that engage into the eave band of the roof above, with raised panels on either side of the head and a stylised keystone; the windows under the pediments have large corbel brackets.

The original design of the tower had a distinct French Deuxième Empire influence, evident in the steep slope, shape and proportioning of the curved roof, augmented by its crown of decorative ironwork and the original pressed metal tile roofing; this detailing was extended to the plinths that originally sat over each of the first floor pediments. This was pared back significantly after the fire, leaving the unornamented form seen today.

Interior

The floor plans are hierarchically arranged around the main longitudinal axis of the house, from formal public spaces to private spaces to servants' spaces and the architectural treatment of the spaces follows their place in the hierarchy. The hierarchical treatment runs through the cross-section of the house too; the ground floor rooms have a 4.2m (14-foot) stud height, whereas the first floor rooms make do with 3.6m (12-feet), and the tower room is slightly lower still.

At the ground floor, the vestibule under the portico lets directly onto the main hallway on the central axis of the building. The hallway is a large-scale space, distinguished from the other formal spaces by its internal character, timber panelling and the main stair. It in turn opens on to all of the main formal rooms (excepting the billiards room, which is only accessible through the dining room), and these spaces are arranged in

[127] An architectural surround to an opening or niche generally consisting of miniature columns or pilasters supporting an entablature.

order of social importance. Each of the formal rooms is notable for its grand scale, elegant decoration (including Wunderlich ceilings, decorative Edwardian wallpapers and elaborate fireplaces) and magnificent bay windows, each framing a view across the property or out over the city. The service spaces, including the servants' hallway and stairs and the kitchen facilities are all concealed from view, accessed via a single door off the main hallway. These spaces are much more intimate in scale than the formal rooms and are all plainly finished, with tongue and groove linings and simpler doors.

The architectural quality of the interior changes substantially between the floors as a result of the 1940 fire. Although the first floor (and tower room) largely retains the arrangement and proportions of the original rooms, it is now notable for the Art Deco/Moderne finishes used in the reinstatement work.

The original order of the first floor plan is slightly undermined by additional openings formed with the 1940 changes, but again follows the pattern of the main spaces opening off a major hallway and the servants' and secondary spaces opening off minor hallways. Although the rooms are all comparable in scale at this level, the main bedrooms are distinguished by good fireplaces and are arranged according to the quality of light, with the best rooms facing the city on the east elevation and the garden on the north elevation, the secondary rooms having lesser views and light, and the servants' rooms being placed in the far back corner of the house. Reinforcing the hierarchy, the family facilities were of a significantly higher standard than the servants' facilities (the servant's rooms appear to have been finished with whitewash on the lining boards, rather than wallpaper).

The stained glass windows are an important feature of the house, particularly the entranceway, with panels surrounding both the inner and outer doors of the vestibule. Jock Phillips suggests that the glass is likely to have been provided by a firm that also provided the original wallpapers and other interior decor. Each of the spaces on the ground floor has a different set of leadlight fanlights, including the pantry and larder. The two large windows in the stairwell did not survive the 1940 fire and unfortunately a photograph of the originals has never been found.[128]

3.3 Outbuildings

Stables

First designed as a free-standing two-storeyed structure, the single-storey stables standing today is evidence of a significant late change in building plans, almost certainly flowing on from the billiards room that was built in lieu of the originally planned conservatory and the glasshouse that in turn took over the function of the conservatory. The appearance of the stables is considerably plainer than the house, underscoring its utilitarian purpose and location away from the house in the corner of the site, but its scale, design and detail is nevertheless carefully considered to gently compliment the house without competing with it for attention.

[128] Jock Phillips and Chris Maclean, 'In light of the past: the stained glass windows of Antrim House', *Historic Places in New Zealand*, No 2, Sept 1983, pp12-13

It is a long rectilinear building a single room wide, with the coach-house (later garage), placed at the north end and the service and accommodation rooms laid out in a row to the south, all under a hipped roof. The west and north walls are tucked into the site retaining wall. Although it has been extensively altered over time, something of its original arrangement can still be discerned.

The projecting bay of the former coach-house/garage at the north end, which has a substantial gabled pediment to mark its importance, interrupts the primary roof form (below the pediment the wall is modern infill between the two large original corner posts). At the south end, the modern toilet block is housed in a lean-to that projects down from the main slope of the roof; a change in weatherboard size and alignment confirms this as a later addition to the building. The roof is covered with modern corrugated galvanised steel (1969) laid over the original sarking and framing.

The east wall of the store room to the right of the garage bay is plastered concrete and is built integrally with the site retaining wall. The rest of the building is clad with broad rusticated weatherboards matching those on the house, running up to a decorative eave with brackets and moulded trims complementing those on the house. Various cover boards and battens and a variety of timber windows and doors illustrate something of the building's complex history of change.

The plastered concrete coach-house/garage floor was built on grade. The rest of the building has suspended timber floors, supported on timber subfloor framing and piles. Today these vary in elevation above the adjoining ground, with shallow steps up to the northern store room and the first room, and short flights of internal steps from there up to the middle two rooms and back down to the toilet area at the south end. The plastered concrete foundation plinth running along the east and south walls suggests the original floor levels, which seem to have also been suspended timber floors, were much lower than the present levels.

A particular curiosity of the floor plan dates to the major modifications of 1957. The back inside wall line of the rooms is framed in timber inside the line of the base drain of the retaining wall, however the roof sails over to land on an extension of the top of the retaining wall. This creates an enclosed cavity that runs along the full length of the west and north sides of the building, meaning that the internal spaces are all considerably shorter than they would originally have been. The storeroom, lined with unpainted fibrous plaster, projects into this cavity. There are frames for pivoting windows formed into the top of the retaining wall, which would have directly lit original interior spaces, and covered-in windows (formerly louvres) for borrowed light on the modern inside wall. Most of the face of the west wall (and the soffit above) is lined with battened fibre-cement sheeting.

The original roof frame and sarking can be seen from the two ceiling access hatches. This comprises 100 x 50mm (4" x 2") rimu rafters and ceiling joists and broad 300mm (12") wide sarking boards. Modern air-conditioning plant occupies the centre of the roof space, and the ceiling plane has been insulated (2011). The original ceiling and wall linings were tongue, groove and beaded boards (tg&b) and some of these can still be

seen in the garage space. The visible fabric inside the rest of the rooms, including the two skylights, is largely modern.

The running rail of Hannah's car turntable was uncovered in the yard just outside the garage space when the area was re-paved in 1987 and remains in the ground today.

Glasshouse

The form of the glasshouse is a simple gabled rectangular box, with a sharply pitched roof. It is elegantly detailed in a complimentary Edwardian style to the house, with finely profiled window joinery set above a panelled and weather-boarded base, which in turn rests on a plastered concrete plinth, and profiled and ornamented barge boards at either end over wide doors with fanlights with pointed heads and coloured patterned glass. The lapped glass in the window sashes on three sides remains visible but is now painted over (the inside face is covered, see below).

The interior is a single volume, with exposed roof framing and sarking, and three walls lined with tg&b boarding above a tg&b dado (the lining is fixed directly to the back face of the window sashes), and the east wall is windowed above the dado. The rafters are closely spaced 75 x 50mm (3" x 2") timbers with bevelled edges and framing for the six original opening roof lights still remains visible. The suspended timber floor is modern work, likely put in place c. 1985, and is covered in carpet. A thin layer of fibreglass batts insulation was found between the purlins, and it is presumed that the walls have been similarly insulated where the windows are blanked off. A single hand-basin remains from an earlier incarnation of the space. Modern service elements are particularly intrusive in the glasshouse, especially the fire alarm panel that partially blocks one of the windows.

3.4 Collection and Chattels

There is a large collection of historic items stored at Antrim House. While most of the collection is related to Antrim, other collection items are held on deposit for other HNZPT properties, including Hurworth, Kemp House, Mangungu, Pompallier Mission, Stone Store, and Te Waimate Mission. Parts of the collection are also distributed between HNZPTs offices in Antrim House and 79 Boulcott Street.

The specific Antrim House collection consists of 430 objects, some of which are on display in the house.[129] Most of the collection is not provenanced to the original uses or users of the building, but a significant proportion is connected to the House in several different ways:

i) as part of the building itself – balustrade fragments etc.

ii) as related to the original occupants, the Hannah family, particularly consisting of office equipment and a table which belonged to Robert Hannah. A pin tray and pen rest were given by a Hannah family member.

[129] This section is based on Rebecca Apperley, 'Antrim House Collection', April 2009, HNZPT, and associated collection database printouts.

iii) as related to the function of the House as a hotel and hostel (early to mid-20th century) - mainly photographs of residents and interiors during this period. Two items of note are the cricket scoreboard and match plaque which relate to inter-hostel sports tournaments. There are also silver-plate jugs and a bowl engraved with 'Antrim House' from the hotel days.

Most of the remainder of the objects were acquired as representative room dressing after the building was taken over for the NZHPT national office in 1979. These items include significant early colonial furniture, and some works of art, mainly prints. Of note amongst these items are portraits of Mr and Mrs Boulcott, a sideboard belonging to the early Christchurch politician James Edward Fitzgerald, and books with the signatures of the early anthropologist Elsdon Best. There are also some items related to the building's history as the headquarters of the Historic Places Trust (such as the Cliff Whiting and Peter Leitch pictures).

The elaborate tiled fire surround in the drawing room, which is from the former BNZ in Dunedin, is also part of the collection (although it may not yet have been formally accessioned). The surround is a rare decorative artwork that has intrinsic historic significance and has now been part of the fabric of the place since 1980.

The collection has some historic importance as it has connection to some significant people in New Zealand history (for example the Hannah family, James Edward Fitzgerald, Walter Nash, and Mr and Mrs Boulcott). Some significance is also attributed by the ability of the collection to trace the historical themes of the changing roles of historic buildings, and the history of hostels and accommodation in 20th century Wellington. Some of the furniture is representative of early New Zealand colonial interior furnishings. The collection of artefacts also has some importance as a focus of identity for original inhabitants of the property, including the hostel residents, and their descendants, who visit the property occasionally.

In 2009, storage at Antrim House was considered mostly adequate, and collection items were generally in a fair condition. Except for one sturdy, glass-topped table, no large pieces of furniture were in active use in offices. Two cupboards within Antrim House which were used to store smaller collection items were relatively dry and stable, with items appropriately packaged.

Recently (2019) actions have been taken audit the collection and the condition of the various items, and to improve storage conditions for the collection, although further work is needed to provide a suitably stable storage environment for the long term.

3.5 Current Photographs

All images taken in 2020.

East elevation

North elevation

West elevation

South elevation

Main Hall

Drawing Room (Boardroom)

Sitting Room (Office)

Sitting Room ceiling

Dining Room (Records Room/Reception)

Billiards Room (Library)

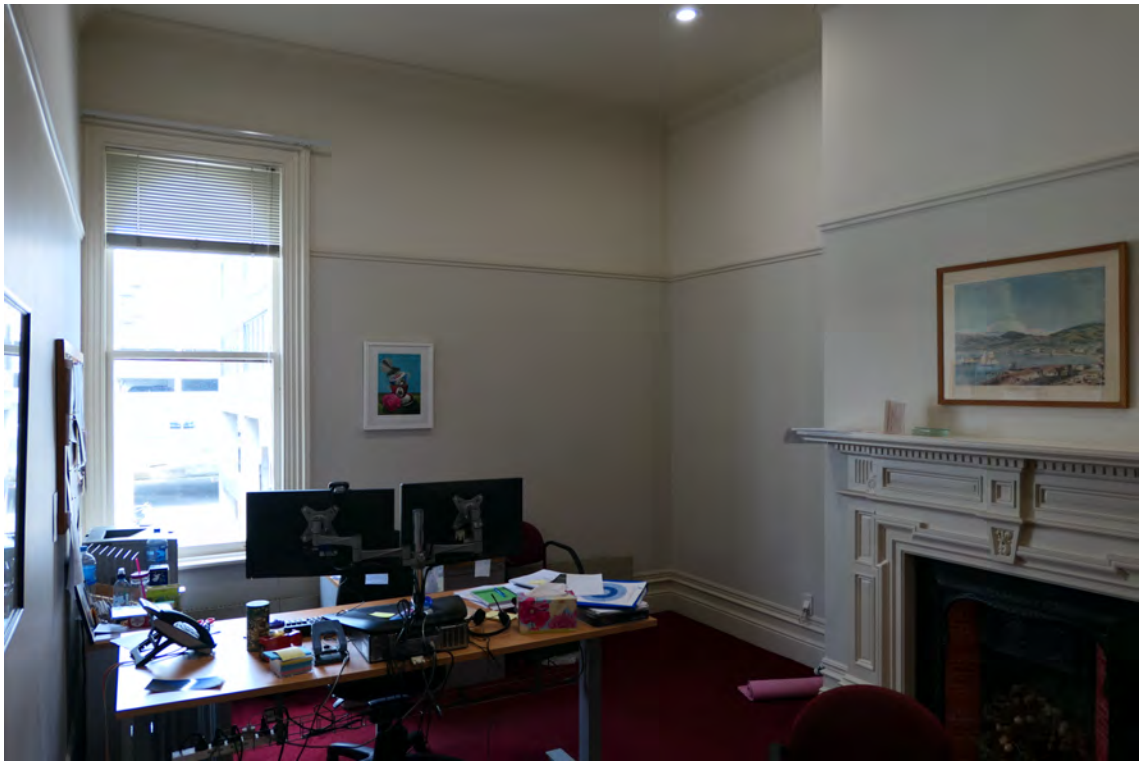
Kitchen

Back Hall

Main Stair

First Floor Hall

Bedroom 8 (Office)



Guest Room (Office)

Bedroom 7 (Office)

Bedroom 1 (Office)

Stables, east elevation

Store Room

Office 2

Store 2

Glasshouse, from the north-east

Glasshouse interior, looking south

4.0 Statement of Significance

4.1 Criteria and methodology

This section summarises the cultural heritage values of Antrim House. For the purposes of this section 'Antrim House' refers to the whole of the site, including buildings, structures and landscape. The assessment criteria are those used for listing purposes in the Heritage New Zealand Pouhere Taonga Act 2014, and include 'aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value' (section 23). Here, the criteria are grouped together under four main headings of historic, social, aesthetic and scientific value, as recommended in *Guidelines for Preparing Conservation Plans* (NZHPT, 2000).

An inventory of the heritage values of spaces, elements and fabric of the site, house and outbuildings is included in the following section.

4.2 Summary of Significance

Antrim House has very high historic and cultural significance, firstly for its association with Robert Hannah and his family, and for its later use as a private hotel then a government hostel, as well as for its longstanding use by HNZPT. A formidable work of architecture by noted Wellington architect William Turnbull, it has very high aesthetic significance, complimented by its generous open grounds and mature plantings, and the place is a prominent and well-recognised local landmark and an outstanding feature in the streetscape. It is one of Wellingtons most distinctive and architecturally interesting buildings. Its special qualities, and its residential character, are amplified by contrast with the surrounding large and closely packed modern buildings. The buildings and structures have some technical value for the era and nature of their construction.

4.3 Assessment of Significance

Historic Value

Values associated with particular events or uses that happened at the place, and which have importance for their impact on the community.

Antrim House has high historic significance for its association with Wellington businessman Robert Hannah and his family, for whom the house was built. Hannah was one of the county's most successful businessmen of the day and the grand design of the house, by prominent Wellington architect William Turnbull, and its imposing scale and fine detail, reflected the national success of R Hannah & Co. The house was home to many people for 40 years after the Hannahs, first as a private hotel, then a boarding house and later a government hostel for young civil servants. Since 1981 it has been the headquarters of the New Zealand Historic Places Trust (now Heritage New Zealand), which further adds to its historic significance.

The place also has group value with other old residential buildings in the surrounding area, particularly Plimmer House and Dr Pollen's house, the latter also designed by Turnbull.

Social Values

Values associated with the use of the place; what it means to people and the spiritual, artistic, traditional or political values that the place may embody.

Antrim House retains a relatively high level of social value. It is a well-known place in the city and continues to be held in esteem by the public for its contribution to the city's sense of historic continuity, and for the enjoyment of its grounds.

Aesthetic Value

Values associated with the formal qualities of the fabric of the place and its setting; with style, form, scale, colour and texture, and with ones' emotional response to the aesthetic qualities.

Antrim House has considerable architectural value. One of the few mansions of any era to survive in the inner city, it is particularly notable for both its monumental scale and the refined quality and detailing of its early Edwardian Italianate architecture, attributes enhanced by its elevated position in the open grounds and the generous space between the house and the street. The opulently detailed interior spaces, which in the public spaces include Wunderlich ceilings, timber panelling, elaborate fireplaces and leadlight windows, reflect the prosperity of the Hannah family; the unusual contrast of the Art Deco style of the reconstruction work carried out after the 1940 fire adds to its architectural interest. The two surviving outbuildings are also of architectural value.

Antrim House has considerable streetscape value, deriving from the imposing architecture of the house and its elevation above the footpath, its surrounding open grounds and its set-back from the street, all qualities that stand in stark contrast to its densely built surroundings of anonymous modern buildings. These qualities make it a prominent and highly distinctive local landmark.

Scientific Value

Values associated with building materials and technology, with structure and services, and with evidence of past use, especially as may be revealed using archaeological techniques.

The house and outbuildings have a modest level of scientific and technical significance. They are each built with materials and techniques in common use at the time, but the scale, elaborate detail and opulent finishes of the house are outstanding amongst the buildings of Wellington city of the day. The timberwork, both inside and out, showcases a very high level of craftsmanship.

The glasshouse, although modified over time is typical of the era, and its function and design can still be clearly understood. While the stables building has been so altered that its original character can barely be discerned, traces of its original construction and function remain legible, and remnants of Hannah's car turntable, a technical novelty for the day, are still in the ground outside the garage.

Archaeological Value

The site is considered to have a low level of archaeological potential.

Value to Tangata Whenua

Evidence of early Māori settlement and cultivation can be found on sites all around the Wellington area. On the south-western side of the harbour major Pā were located at Te Aro, Kumutoto and Pipitea. All the rituals associated with Pā including kāinga, mahinga kai, kai, mara kai, taunga waka and urupā were established here.

The Antrim House site is part of a wider cultural landscape that is not well understood in Wellington but has been shaped by nature and human influence over time. In this way the site is representative of Māori settlement in the area and their intimate relationship with the natural environment. This includes the hills of Ahumairangi and Pukehinau and the historic streams Waimapihi, Wai-koukou, Kumutoto, Waipiro and Pipitea. These features and streams tell the story of the Pā and settlement of the inner harbour. They were used as boundary markers and where important for cultivations, rituals, customs and resource use.

Today, the site is under the kaitiakitanga of the iwi of Te Ātiawa, which holds mana whenua in the area.

This statement was jointly authored by Liz Mellhuish and the late Calum Maclean.

5.0 Heritage Values

The core purpose of this inventory of spaces, elements and fabric of the building is so that future changes (whether repair, restoration or adaptation) to the fabric of the building can be planned and carried out in a way that has the least impact on heritage values.

5.1 Degrees of Significance

Each element or space or item of building fabric is assigned a heritage value to denote its relative importance to the building; for the purposes of this conservation plan, a total of four degrees of significance are appropriate:

Heritage Value 1

This means the elevation, space or fabric is of **exceptional** heritage significance. It is generally assigned to original fabric, or to early modifications that represent the Hannah family's time at the house.

Heritage Value 2

This means the elevation, space or fabric is of **moderate** heritage significance. It is generally assigned to non-original fabric that is nevertheless appropriate to the building and contributes strongly to its heritage significance. This value is generally assigned to repair fabric put in place after the 1940 fire.

Heritage Value 3

This means the elevation, space or fabric is of **some** heritage significance. It is generally assigned to non-original fabric that makes a positive contribution to the heritage significance of the building and also includes spaces that have been heavily modified. This value is largely assigned to changes made in the boarding house era and the upgrading work carried out by the Ministry of Works.

Nil Heritage Value

This means the element or space, or item of building fabric has **little or no** heritage significance because it is unrelated to the building, is of solely functional value, or is an inappropriate addition to the building.

Appropriate conservation actions in respect of each of these heritage values are discussed in section 7.0 Conservation Policy.

In some cases, there is repair material of a later date incorporated in the element or space. Unless such repairs have been extensive, or badly executed, they are judged to have little or no negative impact on the heritage value of the element.

5.2 History of Construction and Heritage Values

There are three distinct major eras in the history of the building's use, each represented by distinguishable building fabric. These eras, and the relative heritage value of the building fabric from each era, are:

Hannah Family (1905-1930)

This is the original, or early, building fabric dating from the construction of the building and the Hannah family's occupancy, and is the most important of the building's fabric. This is all allocated **Heritage Value 1**, exceptional significance.

Private Hotel and Public Service Hostel (1931-1977)

This is fabric related to the use of the building as a private hotel and boarding house until 1949 and as a public service hostel, from 1949 to 1977. The majority of the private hotel-era fabric is allocated **Heritage Value 2**, moderate significance (in particular the post-fire repairs); public service hostel fabric is graded as either Heritage Value 3, some significance or nil heritage value.

NZ Historic Places Trust / Heritage NZ (1978-present)

This is fabric relating to the upgrading of the building by the Ministry of Works for its use by the NZHPT (later Heritage New Zealand), and subsequent changes. The majority of this fabric is allocated Heritage Value 3, some significance, or nil heritage value.

5.3 Format of the Inventory

The inventory identifies the heritage significance and relative importance of each part of the building, and it also identifies the acceptable extent of intervention and change for each space and elevation that is consistent with maintaining or enhancing the building's heritage values.

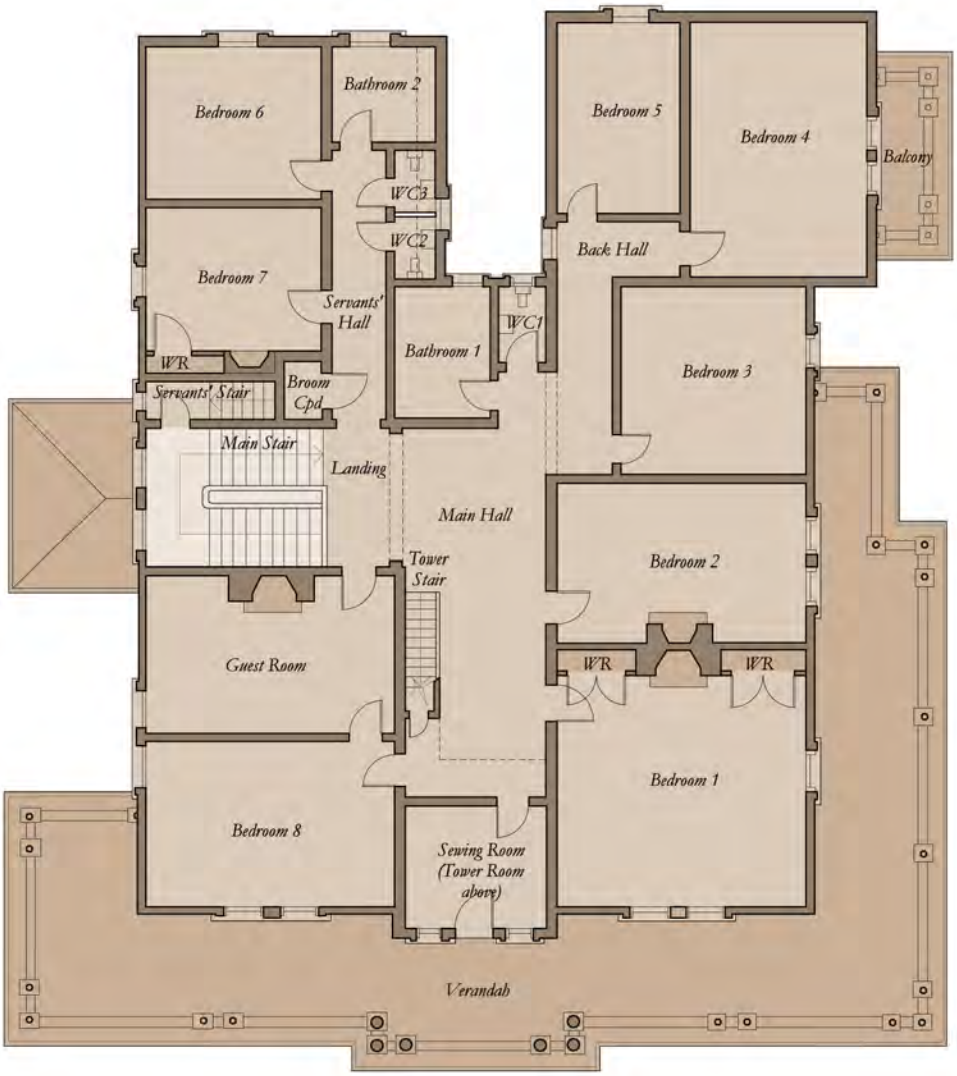
The inventory is divided with sections for each floor of the house and for the two outbuildings, with a floor plan of each to identify the spaces. Each inventory sheet is organised with a small key plan to show the location within the building (north oriented to the right-hand side of the page), a short history of the space or element, a brief description, a list of fabric and the heritage values associated with that fabric. The inventory includes reference photos for the major spaces (all photos were taken in January 2020 for this *Conservation Plan*).

The relative heritage significance of all the spaces in each of the buildings is shown on the summary plans on the following pages (north to the right of the page). A set of reference plans is included in Appendix 1.

5.4 Summary of Heritage Values – Plans

Summary of Heritage Values – Ground Floor

Heritage Value 1
Heritage Value 2
Heritage Value 3
Nil Heritage Value



Summary of Heritage Values – First Floor

5.5 Heritage Inventory

Site
Heritage Value: 1

History

Although the wider setting of the house has changed considerably from its early 20th century context of low-rise residential buildings to one of modern densely built high-rise commercial buildings, the open space of the immediate site of the house has not substantially changed since its construction.

The character and form of the site as it stands today was established in 1904 with the demolition of the 1860s house and the construction of Antrim House. Apart from the buildings, major work to the site included the construction of the western retaining wall behind the house, formation of the driveway and banks, construction of the Boulcott Street retaining wall and fence, fences and retaining along the south boundary, as well as extensive planting and soft landscaping work.

The next major changes to the site after the initial construction were made in the period following its conversion to a public service hostel in 1949. Over time, these changes included demolishing the Hannahs summerhouse, building a bike shed at the end of the glasshouse, and constructing new concrete garages near the Boulcott Street entry. The garages were subsequently removed in 1979 and the land there returned to a planted embankment.

Some further changes have been made by NZHPT and Heritage New Zealand. The modern hard landscaping, and much of the planting, dates to the major overhaul of the landscape done in 1987. One of the concrete gate-posts was replaced in 2003. The southern boundary fence and retaining walls were substantially rebuilt in 2011. The brick section atop the original concrete retaining wall at the west was secured in 2018.

Description

As the wider setting is now quite enclosed by tall buildings with little to no space between them, the site is particularly distinctive for its open space, which is surpassingly rare in the city. This gives it a special quality in the streetscape and also ensures that the house is prominently presented to the street. The main original features of the site include the sculpted landform, the alignment of the driveway (although not the current width), the two outbuildings, the front fence and retaining wall at Boulcott Street, and the major retaining wall at the west of the property.

The open space means the site itself still retains a good sense of its early 20th century character, although little remains of the original planting and soft landscaping, and the modern planting and car-parking generally detracts from the heritage values of the site.	
Elements	
Landform of site and general arrangement of buildings and landscape elements	1
Boulcott Street fence at east (concrete and ironwork, 1904)	1
Mass concrete retaining wall at west, and remnant returns (1904)	1
Modern securing work to west retaining wall (2018)	Nil
Outbuildings – stables and greenhouse (see separate inventory sheets) (1904)	1
General alignment of main driveway (1904)	1
Extended areas of driveway	Nil
Hard paving and asphalt and parking areas (ca. 1987)	Nil
South boundary fence and retaining walls (2011)	Nil
Modern garden plantings	Nil
Site signage (modern)	Nil

Extent of acceptable intervention

The existing open space around the house must be maintained and enhanced in a way that integrates with the house while preserving views of it and keeping the open character of the site. Work should be carried out to improve the historic authenticity of the immediate setting of the house when the opportunity arises.

Appropriate changes would include progressive reinstatement of a planting and landscaping scheme more sympathetic to the residential character and period of the house, while retaining the most important of the mature trees and removing or replacing elements on the site that do not contribute to the heritage values of the place (e.g., signage).

In the long term, plan to significantly reduce the impact of vehicle use on the site, particularly the extent of space given over to parking, to enhance the character of the immediate setting and improve provisions for the safe public enjoyment of the land.

No new buildings or major structures should be built on the site.

Overall Form of Building Heritage Value: 1	

Description

The complex external form of the building remains substantially as it was when it was first constructed, showcasing both William Turnbull's considerable design skills and Robert Hannah's imposing wealth.

There are only a few visible changes from the original form, principally the loss of the original chimney stacks and the decorative ironwork, metal roof tiles and flagpole at the tower – the latter all resulting from the 1940 fire – and the addition of the modern ramp at the back service yard, and the external door in the library south wall. Overall, the exterior of the house retains an exceptional level of physical and visual authenticity.

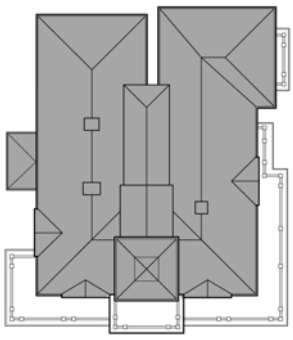
Extent of acceptable intervention

The complex exterior form of the building must be maintained as it stands at present. Any further additions or changes to this form are to be avoided, as are any changes to fenestration or materials.

The extent of any change to the exterior should be limited to repair and maintenance and associated preservation work. External building services should also be rationalised and reduced to the functional minimum over time, especially at the rear service yard and the south elevation.

Reinstatement of missing elements, like the decorative ironwork at the tower and bedroom 1 gable, and the metal tile roofing and flagpole to the tower is not considered appropriate given that the changes were made long in the past and the altered fabric (particularly the reinstatement work put in place in 1940) is now integral to the heritage values of the place.

Roofs
Heritage Value: 1



History

The overall form of the roof is essentially as it was originally constructed. The house was originally roofed with corrugated galvanised steel. The pressed metal tiles and decorative ironwork on the tower and the four gabled pediments were removed after the 1940 fire, and the tower was re-roofed with timber shingles and capped with a lead dome. The existing roofing is the second lot on the house, and dates to the re-roofing work carried out in 1969-70 (as do most of the gutters and downpipes).

The four major chimneys were once important architectural features of the house. By the late 1960s, the Billiards room chimney had been completely removed, and the three remaining stacks were significantly reduced in height – the two larger stacks to below the roof line (the replacement roof went over these stacks) and the kitchen chimney stack to just above the ridge line. New tops were added to the two larger stacks c. 1982. Short and squat, these did not follow the original design. Recent investigation has shown these were built as a single skin of brick on top of the original stacks, with a cast in-situ concrete capping. In 2011, the sections of chimney between the roof framing and ceiling framing were seismically secured.

The balconies, originally caulked and painted timber decks, were re-covered with Nuralite sheeting in 1969. The Nuralite membrane was completely replaced with Dexx membrane in 2009, and the timber shingles on the tower were replaced at the same time.

Description

The roof is a relatively complex assembly of hipped elements that cover the two wings of the house. There are three chimney stacks projecting through the roof, two modern false stack tops, which are plastered with a relief panel on each face and capped with decorative clay pots, and the brick stump of the original kitchen chimney.

There are two major hipped roofs, one over each wing. These meet into a smaller hipped section over the first-floor hall, which has a long and narrow internal gutter on either side, and a stepped-up gabled section over the tower stair landing, which has two lead-light windows in the west wall. The north side internal gutter has an internal rain head, which has been a source of ongoing trouble. The roof design is enlivened with four gabled pediments (there was a fifth pediment at the tower roof that was not reinstated after the fire).

The tower is capped with a squared recurved dome, steeply sloped and covered with shingles.

Fabric		
Chimneys	Kitchen chimney top (remnant of original, 1905)	1
	Two large false chimney tops (c. 1982)	Nil
Tower roof	Lead dome capping (1940)	2
	Timber shingles (2009)	Nil
Roofing and flashings	Corrugated galvanised steel (1969-1970)	Nil
Internal gutters	Galvanised steel (1969-1970)	Nil
Spouting, downpipes	Mostly galvanised steel, some pvc, all modern	Nil
Deck membranes	Modern liquid-applied membrane to tower balcony and first floor verandah (2009)	Nil
Services	Boiler flue and external piping for radiator system	Nil
Other	Roof access harness eyes (modern)	Nil

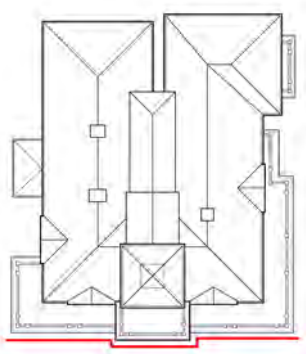
Extent of acceptable intervention

The overall form of the roof over the house should be preserved as it is. This is the original design, although the roofing material is almost exclusively modern.

Consideration could be given to the removal or replacement of the false chimney tops.

Intervention should generally be limited to repair and maintenance and other preservation work. This could include replacing the main roofing and installing access hatches and fall prevention systems, as well as improving the function of the internal gutters and other roof details where necessary.

Repair work should generally be carried out with materials matching the original.

East Elevation Heritage Value: 1	

Description

This is the formal "front" elevation of the building, facing Boulcott Street and the city. It has a carefully balanced symmetrical composition arranged around the central entrance portico and tower and remains largely as it was following the post-fire remedial work of 1940, with a high level of authenticity to that time. It is particularly dominant in the local streetscape, in part due to its elevation above the street and set-back from the street.

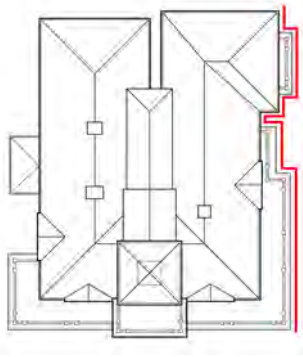
Fabric

Portico	Three-storeyed portico including the tower (1904 & 1940 modifications)	1
Walls	Bracketed eaves (1904)	1
	Rusticated weatherboards with corner quoins (1904)	1
	Timber joinery with heavy moulded facings and weather-heads (1904)	1
	Cast iron ventilation grilles (1904)	1
	Plastered concrete foundation walls (1904)	1
Other	Verandah and balcony decks, tower deck (1904)	1
	Plastered concrete steps to verandah (1904)	1
	Plastered concrete steps and flank walls up from driveway and plaster urns (1904)	1
	Modern asphalt paving in front of steps	Nil
	Modern downpipes and drains	Nil
	Modern external services, including lights	Nil

Extent of acceptable intervention

This elevation must be preserved in its current form, which is almost entirely as it originally was, modified only by the post-fire reconstruction of the tower room. Intervention should be limited to repair and maintenance, and other preservation work but should include the removal of intrusive modern services elements.

Repair work must be carried out with materials matching the original.

North Elevation Heritage Value: 1	

Description

This is the second "front" elevation of the building, facing the garden. It is highly authentic to the time of its construction. It is asymmetrically composed; the billiards room, added late on in the original construction, projects forward of the main building line at the western end of the elevation.

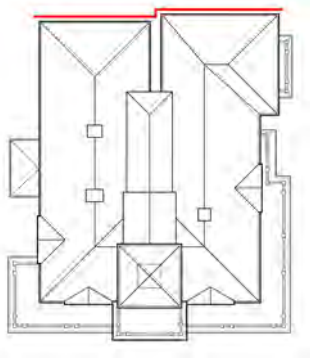
Fabric

Walls	Bracketed eave (1904)	1
	Rusticated weatherboards with corner quoins (1904)	1
	Timber joinery with heavy moulded facings and weather-heads (1904)	1
	Cast iron ventilation grilles (1904)	1
	Plastered concrete foundation walls (1904)	1
Other	Verandah, two floor levels (1904)	1
	Balcony at north-west corner (1904)	1
	Timber access steps to billiard room (not original)	2
	Modern downpipes and drains	Nil
	Modern external services, including lights	Nil

Extent of acceptable intervention

This elevation must be preserved in its current form, which is the original design. Intervention should generally be limited to repair and maintenance, and other preservation work. This should include the removal or realignment of intrusive modern services elements.

Repair work must be carried out with materials matching the original.

West Elevation Heritage Value: 1	

Description

Although this is the rear elevation of the building it is nevertheless as carefully designed and detailed as the main elevations, and aside from the modern access ramp and building services in the service yard, it remains much as it originally was and has a very high level of authenticity to the time of its construction.

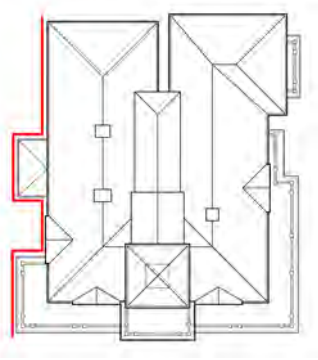
Fabric

Walls	Bracketed eave (1904)	1
	Rusticated weatherboards with corner quoins (1904)	1
	Timber joinery with heavy moulded facings and weather-heads (1904)	1
	New exterior door to billiards room (1940)	2
	Cast iron ventilation grilles (1904)	1
	Plastered concrete foundation walls (1904)	1
Other	Original cast-iron drainage pipes (1904)	2
	Original gully traps (1904)	2
	Modern alarm sounder and cabling	Nil
	Modern downpipes and drains	Nil
	Modern external services	Nil
	Modern access ramp and steel service access covers	Nil

Extent of acceptable intervention

This elevation must be preserved in its current form, which is scarcely changed from the original design. Aside from removing or reducing the extent of intrusive modern service elements, intervention should generally be limited to repair and maintenance, and other preservation work. If the opportunity arises, the concrete access ramp could be replaced with a lightweight structure to reveal the original ground plane in this area.

Repair work must be carried out with materials matching the original.

South Elevation Heritage Value: 1	

Description

Although this is the second 'rear' elevation of the building it is as carefully designed and arranged as the other elevations. The single-storey cloakroom projects out of the middle of the elevation. The only notable change from its original construction is the 1940 leadlight window assembly at the stairwell.

Fabric

Walls	Bracketed eave (1904)	1
	Rusticated weatherboards with corner quoins (1904)	1
	Timber joinery with heavy moulded facings and weather-heads (1904)	1
	Replacement stairwell leadlight windows (1940)	2
	Cast iron ventilation grilles (1904)	1
	Cloak room (1904)	1
	Cast iron ventilation grilles (1904)	1
	Plastered concrete foundation walls (1904)	1
Other	Verandah, two floor levels (1904)	1
	Modern downpipes and drains	Nil
	Modern external services	Nil

Extent of acceptable intervention

This elevation must be preserved in its current form, which is as originally designed. Intervention should generally be limited to removing or reducing intrusive modern service elements and to repair and maintenance and other preservation work.

Repair work must be carried out with materials matching the original.

Interior, Generally

The interior of the building is only a little changed from its state after the post-fire repairs of 1940 fire and it retains a high level of authenticity to that period. Although it has been further modified over the decades, subsequent changes have largely been modest in scale and nature and generally have left the original spaces (and the 1940 modifications) legible (with some exceptions).

The interior of the building is an unusual composite of two quite different design eras and aesthetic sensibilities that contributes strongly to the heritage value of the house. Most of the ground floor is finished and decorated in much the same style as it was when originally built, in a grand and formal early Edwardian manner whereas most of the first floor is in a contrasting Art Deco and Moderne style following the major repairs after the fire.

Substantial change to any of the interior configuration should be avoided, and care must be taken with the design of any alterations to minimise any loss of fabric of heritage value (see the inventory entries that follow) and to minimise the extent of any future change. Original heritage fabric should be revealed if the opportunity arises and if it is appropriate to do so.

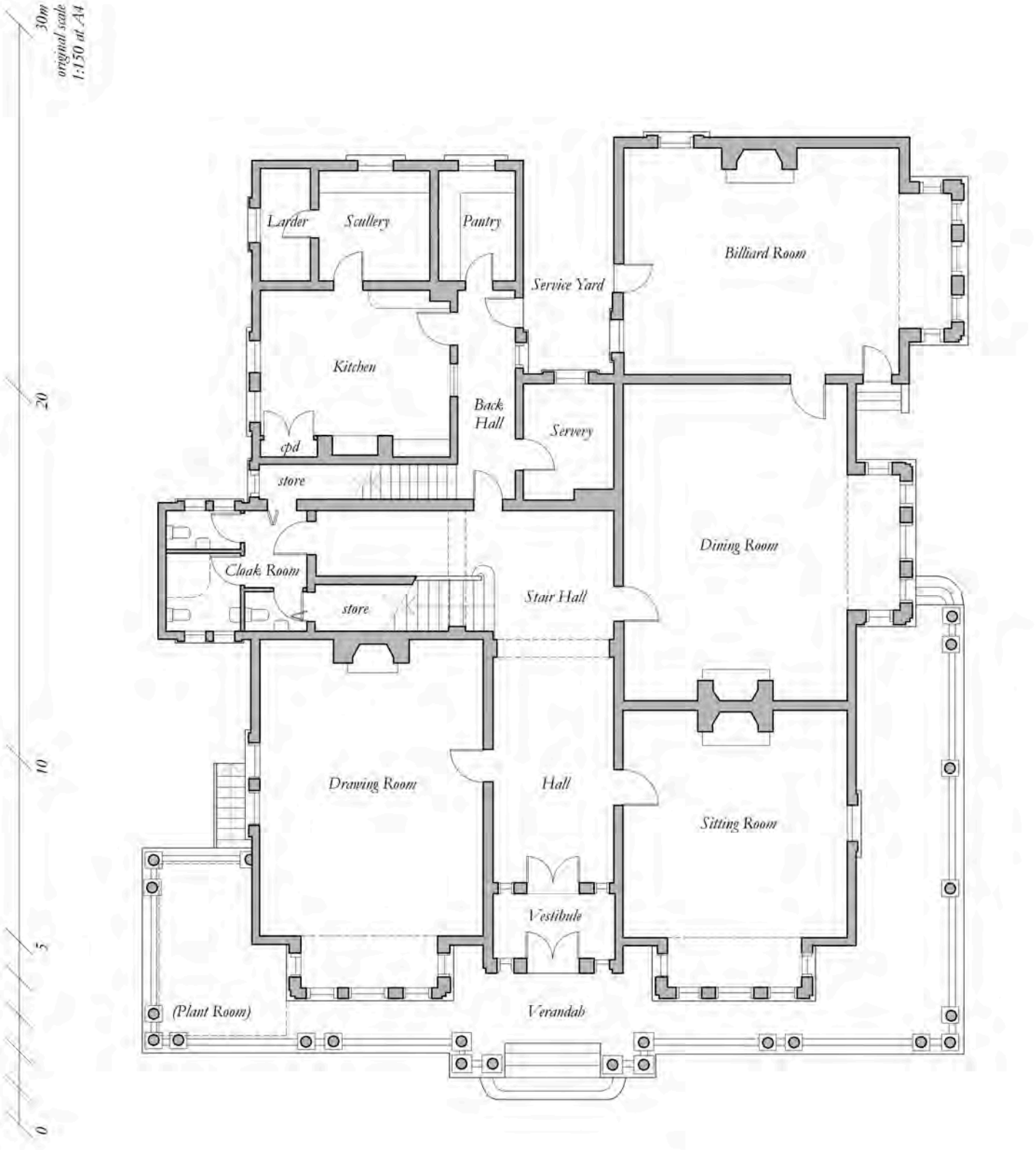
Ground Floor Rooms

The ground floor rooms include all the major public spaces of the house, as well as the main service spaces at the west end. The changes made over time have been relatively modest in scale and impact and the result is that the ground floor rooms can largely be understood as they were when the house was originally completed (including the billiards room), and they collectively impart a strong sense of physical and historic authenticity to the house.

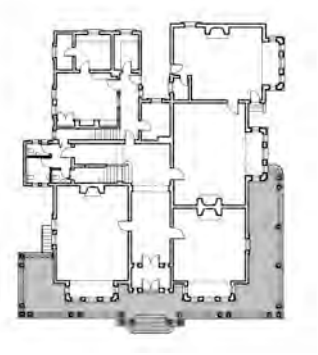
The formal spaces were designed to impress. They are particularly notable for the grand scale and proportions of the rooms, the huge bay windows on the central axis of each main room, the high fanlights with coloured Art Nouveau leadlights, stunning fireplaces and the elegant Wünderlich pressed metal ceilings. The hallway stands out for the fine materials and detailing of the kauri dado panelling and the main stair.

The service rooms include the servants' stair and hallway, the kitchen, scullery, larder, pantry and the servery. In stark contrast to the public spaces, the service spaces are utilitarian in nature and are comparatively small in scale. Following standard Victorian and Edwardian practice, all the service spaces are finished with plain tongue, groove and bead lining boards and simpler 4-panel door joinery.

In 1979, the remaining scrim and paper wall linings in the house were replaced with plasterboard as part of the Ministry of Works refurbishment programme, meaning most of the plastered and painted wall surfaces outside of the service areas date to that time.



Ground Floor Key Plan
1:150 Approx.

Verandah Heritage Value: 1	

History

The verandah decking was first re-caulked in 1931. Running repairs were made over the following decades. Some repair work was done in 2009 and more extensive repairs were carried out in 2013. This included replacing all of the old decking (which were a mixture of kauri, totara and kwila or jarrah, with loose tenons between planks) and the column plinths with treated radiata pine and replacing one of the columns.

Description

The main verandah wraps around three sides of the house and shelters the entry porch under the portico. The columns, in a Doric style but with attenuated proportions, are turned and fluted timber, as is the elaborate balustrade. The verandah is accessed via two flights of concrete steps; the lower flight has concrete balustrades to either side, capped with solid plaster urns at the four corners.

Fabric

Soffits	Tongue and groove lining boards (kauri?) (1904)	1
Columns	Turned and fluted timber (jarrah?) (1904)	1
	Modern replacement column (2013)	2
Balustrading	Turned and moulded timber (kauri?) (1904)	1
Floor	Modern pine repair material and finishes (2013)	Nil
Other	Modern lighting and other services	Nil
	Flues for boiler and external sprinkler pipes	Nil

Extent of acceptable intervention

The verandah, including the entry portico, is a key element of the major architectural feature of the building and must be preserved in its present form. Any intervention should be restricted to preservation work, including repair and maintenance.

Modern external services should be reduced to the functional minimum and removed entirely where practicable to do so without adverse flow-on effects to the interior. The existing exterior lights are particularly intrusive.

Repair materials and details should be selected to match the existing.

Vestibule Heritage Value: 1	

History

This space in largely unmodified from the time of its construction, except for the etched Ferguson coat of arms decorative glass on the right-hand inside door, which had been broken in the 1950s and was replaced with a replica in 1979.

Description

This small space serves as a wind-lock before entering the main hallway and is designed as an extension to that space. It includes a pair of solid and heavily panelled external doors and a pair of glazed internal doors, a floor of geometric encaustic tiles, and, matching in with the hallway, kauri dado panelling and a Wünderlich pressed metal ceiling.

Fabric

Ceilings	Wünderlich pressed metal ceiling and cornice (1904)	1
Walls	Pressed metal picture rail below ceiling and wall panels	1
	Modern paper and plasterboard above dado (1979)	Nil
	Underlying sarking and framing (1904)	1
	Kauri dado panelling, clear finish (1904)	1
	Kauri skirtings and architraves, clear finish (1904)	1
Floor	Encaustic geometric tiles (1904)	1
	Charcoal repair tiles (date unknown)	2
Joinery	Pair of solid panelled exterior entry doors, original handles and some hardware, bronze threshold, leadlight side-lights over panelled bases and over-lights, moulded frame, painted exterior, clear finished interior (1904)	1
	Pair of glazed interior doors with etched glass, and leadlight side-lights and top-lights, moulded and carved frame and panelling (including Corinthian pilaster capitals), and including original handles and old floor springs, clear finish (1904)	1
	Modern lock hardware, door stops etc.	Nil

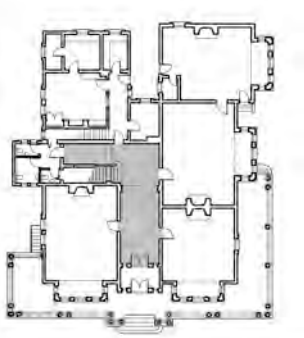
Other	Modern pendant light fitting and electrical hardware	Nil
	Modern niche cupboard, north wall	Nil
	Evacuation board	Nil

Extent of acceptable intervention

This space must be preserved in its present form. Intervention should be restricted to preservation work, including repair and maintenance.

Replace the modern light fitting with one more appropriate to character of the house.

Main Hall, Stair Hall and Main Stair
Heritage Value: 1



History

This space was redecorated by Florence Radcliffe in 1930, with new carpet, wallpapers and drapes. It was fully refurbished after the 1940 fire and largely returned to its previous state, although the stair was reinstated with a solid balustrade in place of the former open balustrade. It was next redecorated in 1967. The main stair and balustrade were substantially re-built in 1979 including an open balustrade of new newel posts, handrails and balusters and panelling to the side of the stair, and a carpet runner along the centreline. New wallpaper and wall-to-wall carpet were installed in 2001.

Description

This is the formal core of the house, a substantial and formally dressed circulation area that lets on to all the main public rooms and the stair. It marks the intersection of remaining original building fabric on the ground floor and the new material introduced by the post-fire repairs to the stair and first floor rooms.

The loose furniture and fittings are nearly all part of the collection of the house.

Fabric

Ceilings	Wünderlich pressed metal ceiling and cornice (1904)	1
	Plastered stair soffit with fibrous plaster cornice (1940)	2
Walls	Pressed metal picture rail below ceiling and wall panels (1904)	1
	Modern paper on plasterboard above dado (1979, 2001)	Nil
	Underlying original sarking and framing	1
	Kauri dado panelling (1904, 1940, 1979)	1
	Kauri skirtings and architraves (1904, 1940)	1
Floor	Original timber strip flooring under carpet (1904)	1
	Modern carpet and brass stair rods (2001)	Nil
Joinery	Main stair, reinstated 1979 in Fijian kauri	3
	Remaining original steps on the main stair	1
	Kauri hall arch (restored 1979)	1

	Plaster stair arch (1904, repaired in 1940 and 1979)	2
	Panelled room doors (1904)	1
	Stair windows, leadlight with textured glass (1940)	2
Other	Reproduction light fitting in main hallway area	Nil
	Modern light fittings in stair hall including downlights	Nil
	Heating grilles in floor etc.	Nil
	Modern reproduction electrical switches and sockets	Nil

Extent of acceptable intervention

This space, including the adjacent stair hall, must be preserved in its present form. Any intervention should be restricted to preservation work, including repair and maintenance.

Consideration should be given to replacing the modern light fittings with ones more appropriate to the period and character of the house.

Drawing Room
Heritage Value: 1

History

The room was first redecorated by Florence Radcliffe in 1930 and periodically redecorated thereafter. The original fireplace from this room was moved to the sitting room in 1979, and a replacement marble fireplace (from the BNZ in Dunedin) was installed in its place. New plasterboard wall linings were installed at the same time, and the room was turned into the boardroom for NZHPT. New wallpaper and carpet were installed in 2001.

Description

The room is the major public room of the house and is the single largest space. It has an elaborate pressed metal ceiling, grand dimensions and an outlook over Boulcott Street (and originally to the harbour) through the huge bay window.

The portraits, mirror over the fireplace, the marble fireplace, and the old loose furniture are part of the collection of the house.

Fabric

Ceilings	Wünderlich pressed metal ceiling and cornice (1904)	1
Walls	Modern paper on plasterboard (1979, 2001)	Nil
	Underlying original sarking and framing	1
	Painted timber skirtings and architraves (1904)	1
Floor	Original timber strip flooring under carpet (1904)	1
	Modern carpet and underlay	Nil
Joinery	Bay window assembly and leadlight fanlights (1904)	1
	Painted archway to bay window (1904)	1
	Double-hung window on south wall with leadlight fanlight (1904)	1
	Clear-finished 6-panelled room door and old hardware (1904)	1
	Modern door lock	Nil

Other	Marble fire surround and tiled hearth (not original)	2
	Heating grilles in floor	Nil
	Modern drapes, curtain rods and soft furnishings	Nil
	Reproduction electrical fittings	Nil
	Modern light fittings recessed in ceiling and central reproduction fitting, sprinkler heads	Nil

Extent of acceptable intervention

This space, in conjunction with the adjacent hallway and public rooms, must be preserved in its present form. Intervention should be restricted to preservation work, including repair and maintenance.

Consideration must be given to replacing the recessed modern light fittings with ones more appropriate to the period and character of the house or removing them altogether.

Sitting Room Heritage Value: 1	

History

The fireplace had been badly damaged at some point in the hostel era, and this was replaced in 1979 with the fireplace taken from the drawing room. The room was first fitted out as an exhibition space, with track lighting around the walls. The room is now used as an office space.

Description

This room is smaller in scale than the drawing room but is otherwise similarly appointed. It has an outlook over Boulcott Street (and formerly the harbour) through the west bay window, which matches that in the Drawing Room.

Fabric

Ceilings	Wünderlich pressed metal ceiling and cornice (1904)	1
Walls	Modern paper on plasterboard (1979)	Nil
	Underlying original sarking and framing	1
	Painted timber skirtings and architraves (1904)	1
Floor	Original timber strip flooring under carpet (1904)	1
	Modern carpet and underlays	Nil
Joinery	Bay window assembly with leadlight fanlights (1904)	1
	Painted archway to bay window (1904)	1
	Window on north wall with leadlight fanlights (1904)	1
	6-panelled room door, clear finished on hallway side and painted on room side and old hardware (1904)	1
	Modern door lock	Nil
Other	Timber fire surround, from the drawing room (1904)	1
	Marble infill panelling between surround and register (1979)	3
	Old fire register and tiled flanking panels	1
	Modern tiled hearth (1979)	3

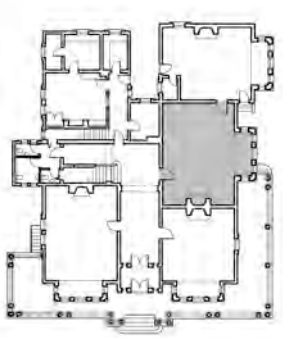
	Modern heating grilles in floor	Nil
	Modern window coverings and furnishings	Nil
	Modern track lighting and central reproduction light	Nil

Extent of acceptable intervention

This space, in conjunction with the adjacent hallway and public rooms, must be preserved in its present form. Any intervention should be restricted to preservation work, including repair and maintenance.

Consideration must be given to removing the modern track lights from the walls and providing lighting more appropriate to the age and character of the house.

Dining Room
Heritage Value: 1



History

The room was originally served through the servery space (a door was removed from the common wall in 1979). The room is now used as an office space and filing area and is currently dominated by a rank of mobile shelving units.

Description

This is the one of the major public spaces of the house and has an elaborate pressed metal ceiling and grand dimensions, along with an outlook to the garden, again through an impressive bay window.

Fabric

Ceilings	Wünderlich pressed metal, 2 ceiling pendants (1904)	1
Walls	Modern plasterboard, painted (1979)	Nil
	Underlying original sarking and framing	1
	Painted skirtings and architraves (1904)	1
Floor	Original timber strip flooring under carpet (1904)	1
	Modern carpet and underlay	Nil
Joinery	Bay window assembly with leadlight fanlights (1904)	1
	Painted archway to bay window (1904)	1
	6-panelled room door, clear finished on hallway side and painted on room side, and old hardware (1904)	1
	Modified glazed door through to Billiard Room, painted both sides, and old hardware (1904)	1
Other	Carved and stained timber fire surround (1904)	1
	Tiled fire box and marble infill (1979?)	3
	Tiled hearth with timber fender (1979?)	3
	Modern window coverings and furnishings	Nil
	Modern mobile shelving assembly	Nil
	Modern fluorescent batten lights and electrical fittings	Nil

Extent of acceptable intervention

This space, in conjunction with the adjacent public rooms, must be preserved in its present form. Intervention should be restricted to preservation work, including repair and maintenance.

When the opportunity arises, remove the mobile shelving to recover the original character of the space.

Replace the fluorescent light fittings with ones more appropriate to the period and character of the house, using the original ceiling roses.

Billiards Room
Heritage Value: 1

History

This room was a major early addition to the house, built in place of the conservatory that was originally planned (and had been started) and before the house was completed. The addition initially enclosed a window from the dining room (in the south-east corner of the room), which was later removed.

After the 1940 fire, the Hicksons commissioned the construction of a bathroom and toilet on the south side of the room, added the external door to the service yard, and lived in the room. The room was used as the hostel matron's room from 1949-1977.

The bathroom was demolished as part of the 1979 upgrade work; the former toilet was left in place used to house servers. The room was taken over for the NZHPT library in 1979 and remains in that use today. It is fitted out with modular library shelving.

The room was refurbished in early 2021. The cracked ceiling plaster was removed from the laths, which were left in-situ and replaced with plasterboard and an anaglypta paper matching the previous; the run-in-place plaster cornice was secured to the framing, and the former toilet was demolished to return the room to its original dimensions. New pendant lighting was installed in place of the previous fluorescent strip lights.

Description

Showing its origins as a late addition to the house design, this room is accessed indirectly through the dining room instead of from a corridor. The scale of the space is proportionate to the other public rooms in the house. This is the only public room without a pressed metal ceiling. The room has an outlook to the garden through the bay window.

Fabric

Ceilings	Original laths (for plaster finish) (1904)	1
	Modern plasterboard lining and anaglypta paper	Nil
	Plaster cornices, run in situ (1904)	1
Walls	Modern plasterboard, painted, and picture rail (1979)	Nil
	Underlying original sarking and framing	1
	Painted timber skirtings and architraves (mostly 1904)	1
Floor	Modern carpet and underlay	Nil

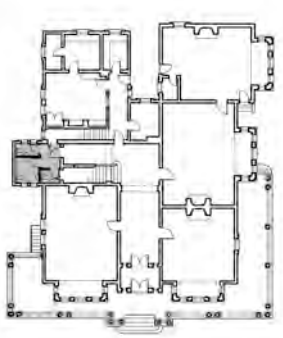
	Underlying timber strip flooring (1904)	1
Joinery	Bay window assembly with leadlight fanlights (1904)	1
	Painted archway to bay window (1904)	1
	Window on west wall with leadlight fanlights (1904)	1
	Window on south wall with leadlight fanlights (1904)	1
	Modified 6-panel to 3-panel glazed room door (1904?)	1
	External door, east wall (1904)	1
	Glazed external door, south wall (1940)	3
Other	Fire surround and tiled hearth (1904)	1
	Modern library shelving, safes etc.	Nil
	Modern window coverings and furnishings	Nil
	Modern steel radiators	Nil
	Modern pendant lights and switchgear (2021)	Nil

Extent of acceptable intervention

This space should be preserved in its present form and intervention should be restricted to preservation work, including repair and maintenance.

When the opportunity arises, relocate the safe to reveal the eastern external door.

Cloak Room and Toilets
Heritage Value: Nil



History

Originally devised as a large cloak room, this space has been extensively modified over time. The Hicksons installed showers in the 1930s, and it continued in that use through the hostel era. It was fully refurbished in 1965 to provide three showers and a toilet, and a door was let into the hallway panelling. The showers were removed in 1979, new toilets installed, and the hallway panelling reinstated to its original configuration.

The room was comprehensively refurbished in 2001, to provide three toilets, one cubicle including an accessible shower.

It lets on to a file store room under the servants' stair, and a further storage space under the main stair, is accessible from the third toilet (see following inventory page).

Fabric

Ceilings	Modern plasterboard	Nil
Walls	Modern plasterboard and paper	Nil
	Underlying original framing (external walls)	1
	Tiled dado and shower area	Nil
Floor	Modern encaustic tiles	Nil
Joinery	Double-hung windows, obscure glazed (1904)	1
	Modern rimu 4-panel doors, clear finish	Nil
	Modern rimu folding doors, clear finish	Nil
Other	Modern bathroom fixtures and fittings	Nil
	Modern window coverings	Nil
	Modern recessed down-lights	Nil

Extent of acceptable intervention

Although the exterior is little changed from its original state, there is little original fabric left inside this space, excepting that in the under-stair cupboards and the framing behind the current linings and finishes.

This space could be adapted as needed for ongoing use in its current function, or if needs change, potentially restored to an earlier state.

Stair Stores Heritage Value: 1	

History

These were original storage spaces under each stair. In 1965, a door was let into the hallway panelling and the store under the main stair was converted into a toilet. This was reversed in 1979 and the panelling reinstated to its original configuration.

The store under the main stair now contains a large return air vent in the floor and some heating pipework; the store under the servants' stair is used as an ancillary file room

Fabric

Ceilings	Tongue, groove and bead boarding (tg&b) to both spaces, painted (1904)	1
Walls	Tg&b linings to both spaces, painted (1904)	1
Floor	Original floorboards in under-stair spaces (1904)	1
Joinery	Double-hung window in file store room (1904)	1
	Modern rimu folding access doors, clear finish	Nil
Other	Return air vent under main stair, heating pipework	Nil

Extent of acceptable intervention

These two spaces should be preserved in their present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

If the opportunity arises, remove the return air vent and heating pipework from the main stair store and reinstate the flooring to improve the authenticity of the space.

Back Hall and Servants' Stair Heritage Value: 1	

History

This area has remained little changed from its original configuration. The Hicksons had the servants' stair carpeted in the 1930s.

Description

The back hall lets on to the main service areas of the house and is of a distinctly utilitarian character compared with the main public spaces of the house. The servant's stair gives discrete access to the landing of the main stair.

Fabric

Ceilings	Tongue groove and bead (tg&b) boarding (1904)	1
Walls	Tg&b boarding, run vertical, with dado rail (1904)	1
	Painted timber architraves and skirtings (1904)	1
Floor	Original timber strip flooring under carpet (1904)	1
	Modern carpet and underlay	Nil
Joinery	Timber stair (1904) (covered in carpet)	1
	Double-hung window at top landing of stair (1940)	2
	5-panel glazed exterior door to service yard (1904?)	1
	Double hung window next to door (1904?)	1
Other	Modern services, including hose reel, distribution board, fire alarm panel, sprinkler system pipework	Nil
	Modern light fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the modern light fittings with ones more appropriate to the age and character of the house.

Relocate the distribution boards and surface-mounted services out of sight when the opportunity arises, to reduce visual clutter and improve the authenticity of the space.

Servery Heritage Value: **1**	

History

This space was a critical part of the group of back-of house spaces serving the main public rooms of the house. It originally had a door and a servery hatch through to the dining room.

The Hicksons had a small cooker installed in this room in the 1930s. The servery hatch was removed at some point in the hostel era. The door to the dining room was removed in 1979.

It currently houses telecommunication equipment and a photocopier.

Description

This room presently houses network equipment and services run in a large duct in the north-west corner.

Fabric

Ceilings	Tg&b timber (1904)	1
Walls	Tg&b timber (1904)	1
	Painted timber skirtings and architraves (1904)	1
Floor	Timber strip flooring under carpet (1904)	1
	Modern carpet	Nil
Joinery	Painted 4-panel room door (1904)	1
	Double-hung window with leadlight fanlight (1904)	1
Other	Modern service duct	Nil
	Modern lighting and service cabinets	Nil
	Fire hose reel and other modern services	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and any intervention should be restricted to preservation work, including repair and maintenance.

The room lighting should be replaced with fittings more appropriate to the age and character of the house. The service duct could be removed to return the room to its original form if the use of the room changes.

Kitchen
Heritage Value: 1

History

This room was altered in 1949 with new stainless steel benches and sinks and new servery slides. The coal range was removed some time in the 1950s, and the opening infilled with shelving in 1979. The alcove on the right-hand side of the range, which had housed the gas cooker and was tiled, was infilled with cupboards at the same time. Other kitchen fittings were removed to form a single large space.

The space is currently used as a staff room / tea room.

Description

This room was designed to function in conjunction with the adjoining pantry, scullery and larder and the servery; this group of rooms still remains a coherent whole. As part of the back of house facilities, the finishes are utilitarian.

Fabric

Ceilings	Tg&b timber (1904)	1
Walls	Tg&b timber and cast-iron vent grilles (1904)	1
	Underlying sarking and framing	1
	Painted timber skirtings and architraves (1904)	1
	Tg&b lined riser duct behind room door (1950s?)	3
	Cast iron ventilation grilles to external wall (1904)	1
Floor	Timber strip flooring (1904)	1
	Modern carpet and underlay	Nil
Joinery	Double hung windows with leadlight fanlights (1904)	1
	Painted 4-panel room door and old hardware (1904)	1
	4-panel door to pantry, and old hardware (1904)	1
	Built in timber cabinet on left side of coal range (1904)	1
	Servery hatch to hallway (1950s)	3
	Modern built-in joinery units (1979 and later)	Nil

Other	Fire surround for coal range (modified)	2
	Tiled niche for gas cooker (infilled with cupboards)	1
	Infill cupboards and shelving (1979)	Nil
	Exposed sprinkler feed pipe	Nil
	Modern fluorescent lights, electrical fittings and high-level electrical conduit.	Nil

Extent of acceptable intervention

This space must be preserved in its present form and intervention should be restricted to preservation work, including repair and maintenance, and restoration.

The fluorescent lights must be replaced with fittings more appropriate to the nature of the space and the character of the house.

Pantry, Scullery and Larder Heritage Value: 1	

History

These spaces all appear to have been refitted in the hostel era. The meat safe was removed from the larder in 1979. The vinyl flooring was laid in 2006.

These three rooms, together with the adjoining servery, all supported the function of the kitchen.

Fabric

Ceilings	Tg&b timber in pantry and scullery (1904)	1
	Painted hardboard in larder and scullery (1950s?)	3
Walls	Tg&b timber in pantry and scullery (1904)	1
	Panel of wall tiles in scullery (1904?)	1
	Painted hardboard in larder (1950s?)	3
	Painted timber architraves (1904)	1
	Cast-iron air vent grilles in exterior walls (1904)	1
Floor	Underlying timber strip flooring (1904)	1
	Modern vinyl flooring in scullery and larder	Nil
	Modern carpet in pantry	Nil
Joinery	Double hung windows with leadlight fanlights (1904)	1
	Painted 4-panel doors and hardware (1904)	1
	Painted timber cupboards and sink-bench (1950s?)	2
	Stainless steel bench-top to scullery (1950s?)	3
	Timber shelving in pantry, larder	Nil
Other	Fluorescent light fittings	Nil

Extent of acceptable intervention

These spaces must be preserved in their present form, and intervention should be restricted to preservation work, including repair and maintenance or restoration.

Modern sheet linings could be removed from the larder to improve its authenticity.

Cellar
Heritage Value: 1

History

The cellar was almost certainly part of the original house construction. It is now used as a plant room; the present automatic fire sprinkler system valve set was installed in 1979.

Description

This is a wholly utilitarian space that contains the building's major services plant (including fire sprinkler valves and heating) and provides access to the subfloor space.

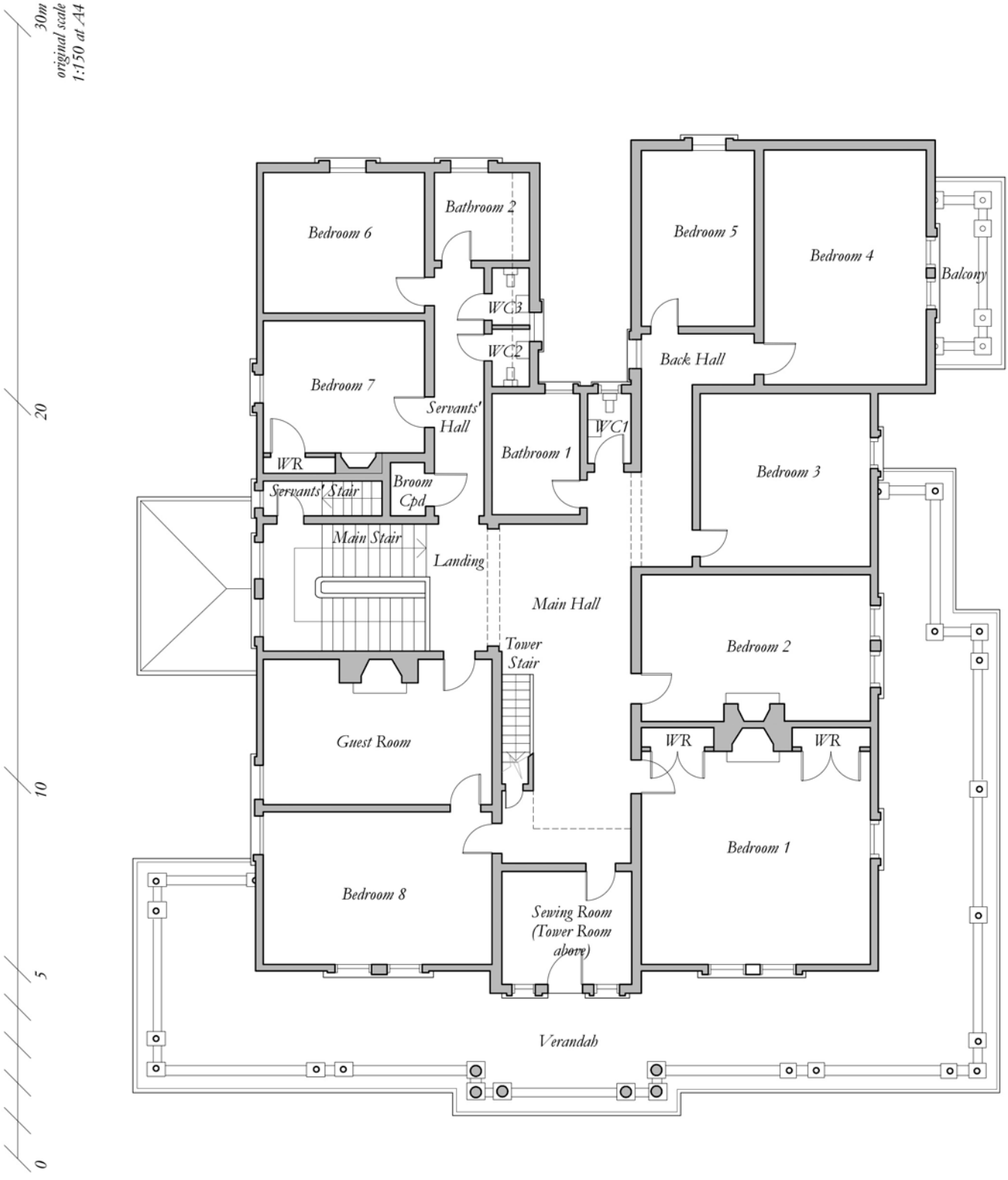
The visible subfloor is timber-framed, with a mixture of concrete perimeter walls and concrete and timber piles.

Fabric

Ceilings	Soffit of verandah framing (1904)	1
Walls	Plastered concrete (1904?)	1
Floor	Plastered concrete (1904?)	1
Joinery	Braced and ledged room door, tg&v face (1904?)	1
Other	Modern services, including boiler and sprinkler valve set	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work and repair and maintenance. Some alterations could be considered if needed to facilitate upgraded building services.



First Floor Key Plan
1:150 Approx.

First Floor Rooms

The first floor rooms all bear the imprint of the 1940 fire and the subsequent restoration of the house. Save for a handful of minor changes, the fabric and appearance of this level of the house remains authentic to this era, and this makes an important contribution to the heritage values of the house.

Most of the changes made as a consequence of the fire remain insitu today, and include:

Ceilings re-lined with thin fibrous plaster, in place of the original lath-and-plaster and pressed metal ceilings (the pressed metal was originally in the hallway spaces), and Art Deco-style cornices and ceiling roses and decorations installed throughout.

Hallway walls re-lined with fibrous plaster or plasterboard, in place of the original timber panelling.

Bedrooms re-papered.

Original moulded skirtings and architraves replaced with plain Moderne-style timber trim throughout.

Original panelled doors replaced with new flush-panel doors (in some cases, the original doors have been panelled over).

Original leadlight panels in the stairwell window replaced with new textured and cut glass in an Art Deco style (the whole window was re-made).

Solid panelled balustrades fitted to the main stair and tower stair, in place of the original open turned balustrading (the main stair was changed back to an open balustrade in 1979-81).

Tiled walls in the main bathroom were replaced with 'tiled pattern fibrous plaster' (this has subsequently disappeared).

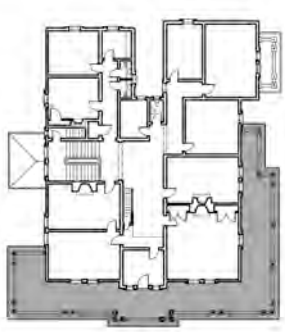
The tower room was reconfigured, including altering the southern window on the west elevation to provide a door out to the tower balcony, and much of the former architectural detail to the exterior was not reinstated.

The decorative ironwork atop the tower and the roof platforms and decorative ironwork formerly over bedroom 1, guest room and bedroom 8, and bedroom 2 was all removed.

Pressed metal tiles of the tower roof replaced with timber shingles.

The remaining scrim and paper wall linings were replaced or covered over in 1979 with plasterboard as part of the Ministry of Works refurbishment programme.

Verandah and Balcony
Heritage Value: 1



History

The verandahs were re-caulked in 1931. The deck membranes were replaced in 1969. Major repairs were carried out in 2013, including installing new liquid-applied waterproof membranes on a new plywood substrate over the decks.

Description

The first floor verandah wraps around three sides of the house. Aside from the area under the portico, it is open. The columns are turned and fluted timber; the upper part of the columns is fluted, in contrast with the ground floor columns where the lower part is fluted. The verandah deck is made of heavy kauri boarding with loose tenons, now covered over with a modern liquid-applied deck membrane.

Fabric

Soffit	Tongue and groove kauri decking and trims (1904)	1
Columns	Turned timber, with flutes (jarrah?) (1904)	1
Balustrades	Turned timber (kauri?) (1904)	1
Floor	Modern liquid applied membrane and substrate (2013)	Nil
	Underlying kauri decking (1904)	1
Other	Modern lighting and other services	Nil
	Flues for boiler and external sprinkler pipes	Nil

Extent of acceptable intervention

The verandah, including the entry portico, is a key part of the major architectural composition of the building and must be preserved in its present form. Any intervention should be restricted to preservation work, including repair and maintenance.

Modern external services should be reduced to the functional minimum and removed entirely where practicable to do so without adverse flow-on effects to the interior. In particular, the modern fluorescent external lights should be removed from the building.

Aside from the waterproof membrane to the deck, repair materials and details should be selected to match the existing.

Landing, Main Hall and Back Hall
Heritage Value: 2

History

This was the main public space at the first floor. It originally had pressed metal ceilings and dado panelling similar to the ground floor hallway. The stair to the tower room had an open balustrade. The broom cupboard adjoining the top of the stair was at the seat of the 1940 fire and the whole hallway area (and the tower room) was extensively damaged.

Following the 1940 reinstatement, there have been few changes of note in the intervening years.

Description

This is the core circulation space of the first floor, linking all of the main rooms, and contains the main stair and the stair to the tower room.

Fabric

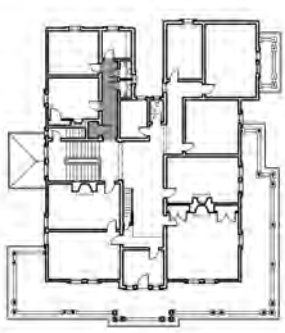
Ceilings and soffits	Painted fibrous plaster, with art deco style cornices (1940)	2
	Stepped art deco plaster arch at head of stair and stepped bulkhead to opening to back hall (1940)	2
	Timber roof space access hatch near bedroom 5 (c. 1950s?)	3
	Underlying original sarking and framing (1904)	1
	Underlying repair framing (1940)	2
Walls	Modern plasterboard, painted (1979)	Nil
	Fibrous plaster, painted (1940)	2
	Clear finished timber skirtings and architraves (1940)	2
	Underlying repair framing (1940)	2
	Underlying original framing and sarking (1904)	1
	Tg&b linings inside tower stair cupboard (1940)	2
Floor	Original kauri floorboards (1904)	1
	Replacement floorboards, assumed to be rimu (1940)	2
	Modern plywood flooring (1979)	Nil

	Modern carpet and underlay	Nil
Joinery	Pair of lead-light casement windows above tower room stair (1940)	2
	Sheeted-over old door to tower stair cupboard	1
	(See later inventory sheet for room doors, tower room stair etc.)	
Other	Glass and chrome pendant light globes (1940?)	2
	Modern recessed light fittings over stair	Nil
	Modern steel radiators	Nil
	Modern distribution board and electrical fittings	Nil

Extent of acceptable intervention

This complex set of interlinked spaces should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the recessed downlights over the stair with fittings more appropriate to the nature of the space and age and character of the house.

Servants' Hall Heritage Value: 2	

History

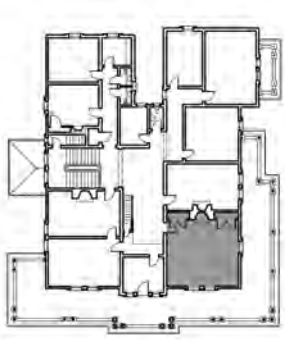
The 1940 fire took hold in the broom cupboard by the stair landing. This area was not as badly damaged as the main hallway space. The broom cupboard is now used to store part of the Antrim House collection.

Fabric

Ceilings	Painted fibrous plaster, with art deco style cornices (1940)	2
	Tg&b ceiling in broom cupboard (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster (1940)	2
	Painted timber skirtings and architraves (1940)	2
	Tg&b in broom cupboard (1940)	2
	Underlying original framing and sarking (1904)	1
Floor	Original kauri floorboards (1904)	1
	Replacement floorboards (assumed to be rimu) (1940)	2
	Modern carpet and underlay	Nil
Other	Old timber shelving in broom cupboard (1950s?)	2
	Glass and chrome pendant globe lights (1940?)	2
	Modern light fittings and electrical and other fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Bedroom 1 Heritage Value: 2	

History

This was Hannah Hannah's room. It is now used as an office.

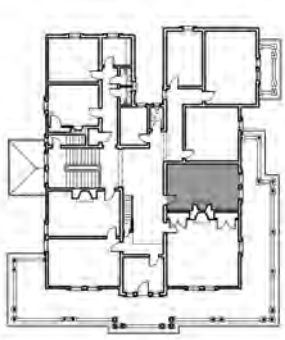
Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Tg&b linings inside wardrobes (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Sheeted-over old door (1904 & 1940)	1
	Double-hung windows and old hardware (1904)	1
	Wardrobe cupboards flanking fireplace (1904)	1
	Mirror panels to wardrobes (n.d. but before 1979)	2
Other	Painted timber fire surround with tiled breast and hearth and cast-iron register (1904)	1
	Modern window coverings and furnishings	Nil
	Modern steel radiators	Nil
	Modern fluorescent lights and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the light fittings with ones more appropriate to the age and style of this part of the house.

Bedroom 2 Heritage Value: 2	

History

This room was the bedroom of two of the Hannah daughters and is now an office.

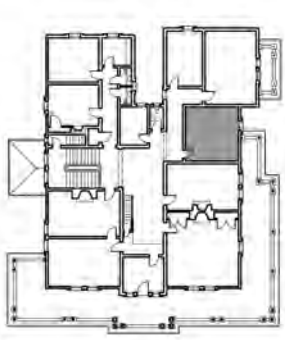
Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Sheeted-over old door (1904 & 1940)	1
	Double-hung windows and old hardware (1904)	1
Other	Painted timber fire surround with tiled breast and hearth and cast-iron register (1904)	1
	Modern window coverings and furnishings	Nil
	Modern steel radiator	Nil
	Glass and chrome pendant light globe (1940?)	2
	Modern recessed down-lights and wall washers	Nil
	Modern electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the modern light fittings with ones more appropriate to the age and style of this part of the house.

Bedroom 3 Heritage Value: 2	

History

This was Robert Hannah's bedroom and is now used as an office.

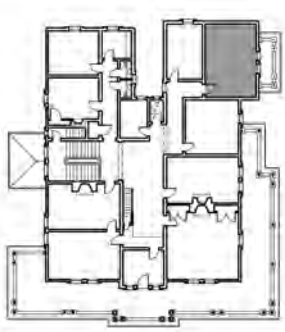
Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1940)	2
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Sheeted-over old door (1904 & 1940)	1
	Double-hung window and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern radiant heaters	Nil
	Modern recessed down-lights	Nil
	Room sensor and modern electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Bedroom 4 Heritage Value: 2	

History

This room housed two Hannah sons. It is now an office.

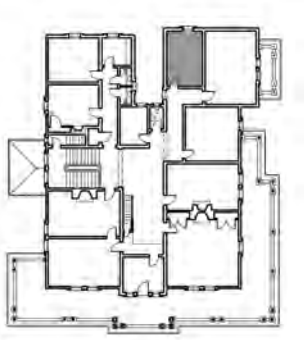
Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Sheeted-over old door (1904 & 1940)	1
	Double-hung window and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern radiant heaters	Nil
	Modern recessed down-lights	Nil
	Room sensor and modern electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Bedroom 5 Heritage Value: 2	

History

This was Jim Hannah's bedroom and is now a single office.

Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet	Nil
Joinery	Flush panel room door (1940)	2
	Double-hung window and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern radiant heaters	Nil
	Modern recessed down-lights	Nil
	Room sensor and modern electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

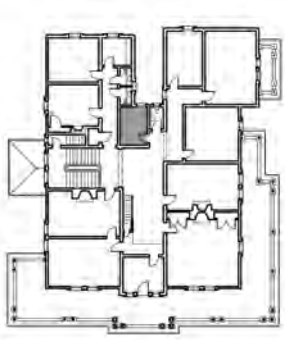
WC1 (Family WC) Heritage Value: 2	

Fabric		
Ceilings	Painted tg&b linings (1904)	1
	Roof space inspection hatch ((1940?)	2
Walls	Painted tg&b linings (1904)	1
	Painted skirtings and architraves (1904)	1
Floor	Modern vinyl flooring	Nil
	Original kauri floorboards (1904)	1
Joinery	Double-hung window and old hardware (1904)	1
	Flush panel room door (1940)	2
Other	Modern wc and hand basin	Nil
	Modern light fitting and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work or repair and maintenance.

Replace the modern light fitting with one more appropriate to the age and style of this part of the house.

Bathroom 1 (Family Bathroom) Heritage Value: 2	

History

This was the main bathroom for the house. The old family bath was replaced in 1931. It presently houses a photocopier.

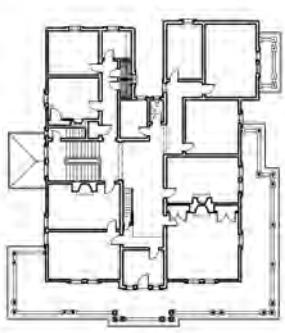
Fabric

Ceilings	Painted plasterboard (1979?)	Nil
	Underlying original sarking and framing (1904)	1
Walls	Painted hardboard linings with battens (1950s?)	3
	Painted skirtings and architraves (1940)	2
	Underlying original sarking and framing (1904)	1
Floor	Encaustic geometric tiles (1904)	1
Joinery	Double-hung window and old hardware (1904)	1
	Flush panel room door (1940)	2
Other	Cupboard with heating manifold	Nil
	Exposed modern services	Nil
	Modern light fitting and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, except for the visible modern services, which could be removed to somewhat improve authenticity. Other intervention should generally be restricted to preservation work or repair and maintenance.

Investigate whether original building fabric still exists under the wall and floor coverings, and if so, plan any future work in the space to reveal some or all of this. Replace the light fitting with one more appropriate to the age and style of this part of the house.

WC2 and WC3 (former Linen Press) Heritage Value: 2	

History

The linen press was converted into a toilet by Florence Radcliffe in 1931. It was further subdivided to form two toilets in the early 1950s.

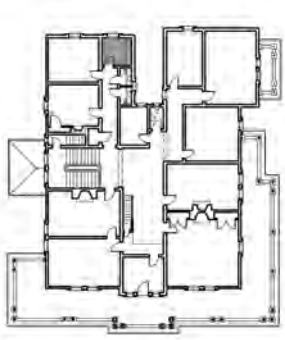
Fabric

Ceilings	Painted tg&b timber, coved (1904)	1
Walls	Painted tg&b timber (1904)	1
	Cast iron vent grilles (1904)	1
	Partition wall (1950s)	3
	Painted timber architraves to window (1904)	1
Floor	Lead floor pans (1950s?)	3
	Underlying original flooring (1904)	1
	Modern vinyl flooring	Nil
Joinery	Double-hung window and old hardware (1904)	1
	Flush panel room doors (1950s)	2
Other	Toilets and hand basins	Nil
	Surface mounted water supply pipework	Nil
	Modern light fittings and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

If the opportunity arises, consider removing the partition to return the space to its 1930s form. Replace the light fittings with ones more appropriate to the age and style of this part of the house.

Bathroom 2 Heritage Value: 2	

History

This was the originally the servants' bathroom. The room has been extensively modified over time and is now used as an office.

Fabric

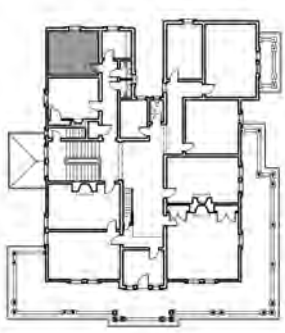
Ceilings	Painted fibrous plaster, coved (1940)	2
	Assumed underlying original tg&v linings (1904)	1
Walls	Painted hardboard, with battens (1950s?)	3
	Painted timber skirtings and architraves (1940?)	2
	Assumed underlying original tg&v linings (1904)	1
Floor	Encaustic tiles assumed to be under carpet (1904)	1
	Modern carpet and underlay	Nil
Joinery	Obscure-glazed flush panel room door (1940)	2
	Double-hung window and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern recessed down-lights	Nil

Extent of acceptable intervention

Intervention should generally be restricted to preservation work, including repair and maintenance.

Investigate whether original building fabric still exists under the wall and floor coverings, and if so, plan future work in the space to reveal some or all of this.

Replace the light fittings with ones more appropriate to the age and style of this part of the house.

Bedroom 6 Heritage Value: 2	

History

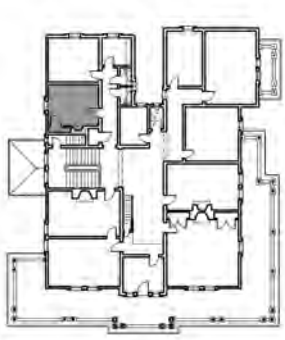
This was the maid and cook's room and is now used as an office.

Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Flush panel room door (1940)	2
	Double-hung window and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern steel radiator	Nil
	Modern light fittings and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance. Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Bedroom 7 Heritage Value: 2	

History

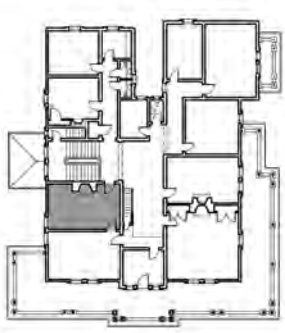
This was Jane Ferguson's room (Hannah Hannah's sister) and is now an office.

Fabric

Ceilings	Painted fibrous plaster, with art deco style cornice and ceiling rose (1940)	2
	Modern attic stair	Nil
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted timber skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Flush panel room door (1940)	2
	4-panel door to wardrobe (1904)	1
	Double-hung window and old hardware (1904)	1
	Wardrobe cupboard with tg&b linings (1904)	1
	Modern timber shelving in cupboard	Nil
Other	Painted timber fire surround with tiled breast and hearth and cast-iron register (1904)	1
	Modern window coverings and furnishings	Nil
	Modern steel radiator	Nil
	Modern recessed down lights and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance. Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Guest Room Heritage Value: 2	

History

The communicating door to bedroom 8 was added in 1979. It is now used as an office.

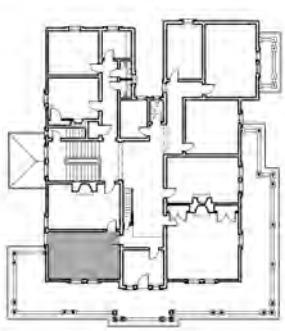
Fabric

Ceilings	Painted fibrous plaster, with art deco cornice and decorative ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Flush panel room door off landing (1940)	2
	Flush panel door to bedroom 8 (1979)	Nil
	Double-hung window and old hardware (1904)	1
Other	Painted timber fire surround, tiled breast and hearth and cast-iron register (1904)	1
	Modern steel radiator	Nil
	Modern recessed down-lights and electrical fittings	Nil
	Modern window coverings and furnishings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Consideration should be given to removing the door to bedroom 8 to reinstate the room to its original arrangement. Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Bedroom 8 Heritage Value: 2	

History

This room housed two Hannah daughters. The door to the Guest Room was added in 1979 as part of programme of the adaptation carried out for the NZ Historic Places Trust. This room is now the Chief Executive's office.

Fabric

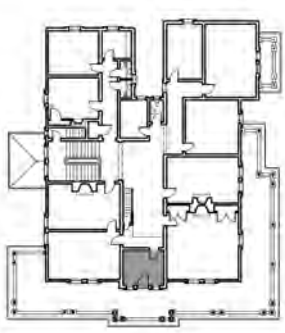
Ceilings	Painted fibrous plaster, with art deco cornice and decorative ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Flush panel room door (1940)	2
	Double hung windows and old hardware (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern steel radiators	Nil
	Modern fluorescent light fittings and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Consideration should be given to removing the door to the Guest Room to return the room to its original arrangement.

Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Sewing Room Heritage Value: 2	

History

This was marked as a bedroom on the original plans but never seems to have formally had that use. It is currently used as an office.

Description

This small room sits under the tower room. The east wall projects forward of the main building line, emphasising the architectural form of the entry portico.

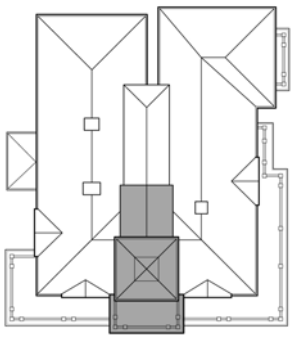
Fabric

Ceilings	Painted fibrous plaster, with art deco cornice and decorative ceiling rose (1940)	2
	Underlying original sarking and framing (1904)	1
Walls	Painted fibrous plaster (1940)	2
	Painted skirtings and architraves (1904)	1
	Underlying original sarking and framing (1904)	1
Floor	Original kauri floorboards (1904)	1
	Modern carpet and underlay	Nil
Joinery	Flush panel room door (1940)	2
	Double hung windows and old hardware (1904)	1
	Glazed door and fanlight to verandah deck (1904)	1
Other	Modern window coverings and furnishings	Nil
	Modern steel radiator	Nil
	Modern fluorescent light fittings and electrical fittings	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the light fittings with ones more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Tower Room and Tower Stair Heritage Value: 2	

History

This room was initially used by the Hannah children. It was largely re-built after the fire, and nearly all its fabric dates from that time. The room is now an office.

There is a storage cupboard under the stair.

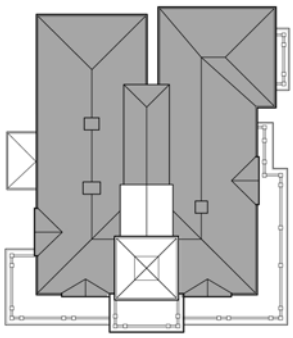
The balcony deck membrane was replaced in 1969 and again in 2013.

Fabric		
Ceilings	Painted fibrous plaster, with art deco cornice and decorative ceiling rose (1940)	2
Walls	Painted fibrous plaster, timber picture rail (1940)	2
	Painted skirtings and architraves (1940)	2
	Tg&v linings inside stair cupboard	2
Floor	Timber strip flooring, assumed to be rimu (1940)	1
	Modern carpet and underlay	Nil
Joinery	Access stair and landing with solid balustrade (1940)	2
	High level leadlight windows above landing (1940)	2
	Flush panel room door (1940)	2
	Replacement double hung window (1940)	2
	Glazed exterior door (1940)	2
Other	Modern window coverings and furnishings	Nil
	Modern steel radiator	Nil
	Modern light fitting	Nil
Balcony		
Balustrades	Turned timber (kauri?) with wrought rails (1904)	1
Deck	Modern liquid applied membrane and substrate (2013)	Nil
	Underlying kauri decking (1904)	1
Other	Modern lighting and other services	Nil

Extent of acceptable intervention

This space should be preserved in its present form, and intervention should generally be restricted to preservation work, including repair and maintenance.

Replace the interior light fitting with one more appropriate to the age and style of this part of the house (make use of the ceiling rose).

Attic Spaces Heritage Value: 1	

History

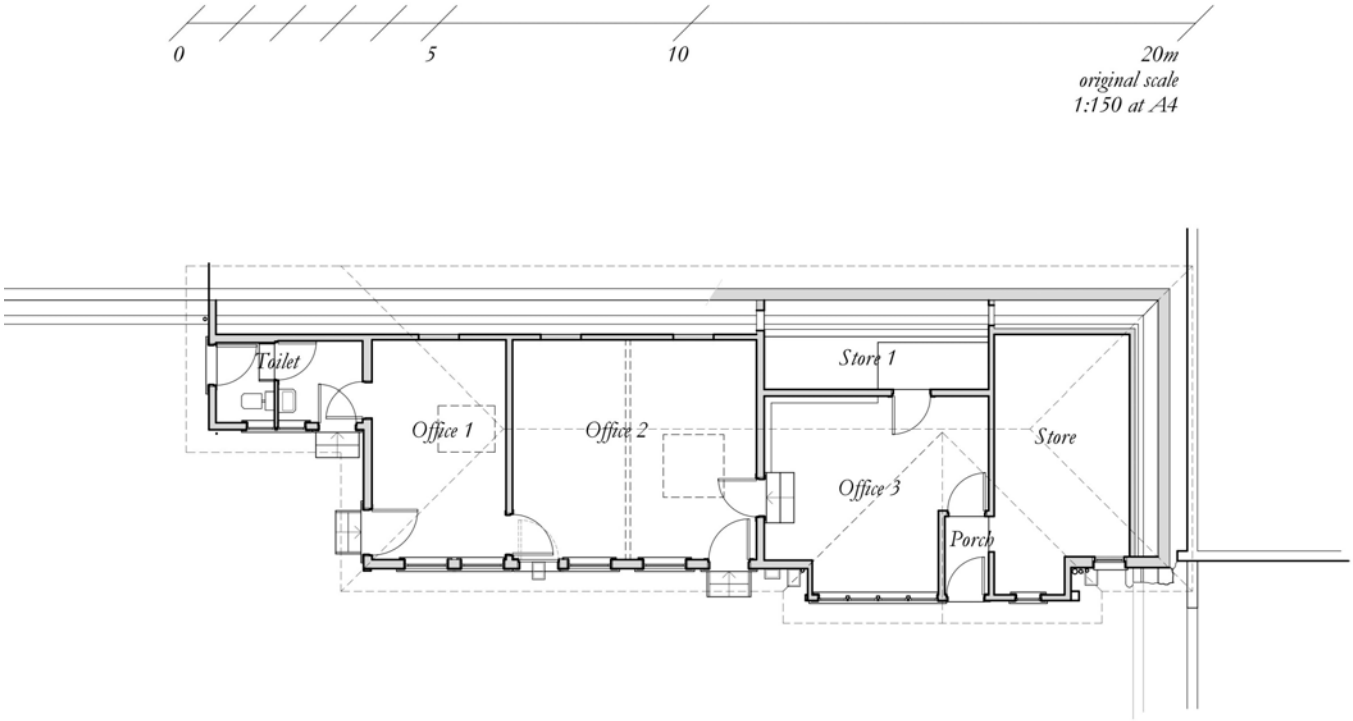
These spaces, particularly on the south side of the building, were extensively damaged by the 1940 fire and although most of the framing was replaced, areas of the roof framing still show charring today. The chimneys were secured by strapping and plywood inside the roof spaces in 2011.

Fabric

Framing	Original roof and ceiling framing (1904)	1
	Repair framing (1940)	2
Other	Brick chimneys, 3 no. (1904)	1
	Modern ply and steel strapping to chimneys (2011)	Nil
	Modern ceiling insulation	Nil
	Modern services in ceiling	Nil

Extent of acceptable intervention

The attic spaces provide a tangible hint of the extent of the fire damage and should be preserved in their present form. Intervention should be generally restricted to preservation work, although adaptation to provide safe access to the roofs and maintenance walkways would be acceptable, as would structural upgrading work. The charred timbers should be left as is where it is practicable to do so.



Stables Key Plan
1:150

Form of Building
Heritage Value: 1

History

The stables, aside from housing horses and carriages, also originally contained a washhouse, laundry, dairy and staff accommodation. It was converted into a garage in the 1910s, and a car turntable was installed near the glasshouse.

By 1957, the stables had been condemned by the Health Department and major refurbishment work was carried out, including new foundations, replacing the roof, installing a new hot water service and refinishing all the rooms. The south-end toilet and bathroom were added at this time. In 1959, an external door was added to the staff room at the south end. The laundry coppers were removed in 1966 and replaced with washing machines.

In 1979, the stables were converted into an archaeological laboratory. The bathroom facilities were upgraded in 1984.

Skylights were added in the early 2000s, and drainage and waterproofing work was carried out to the back retaining wall in 2005.

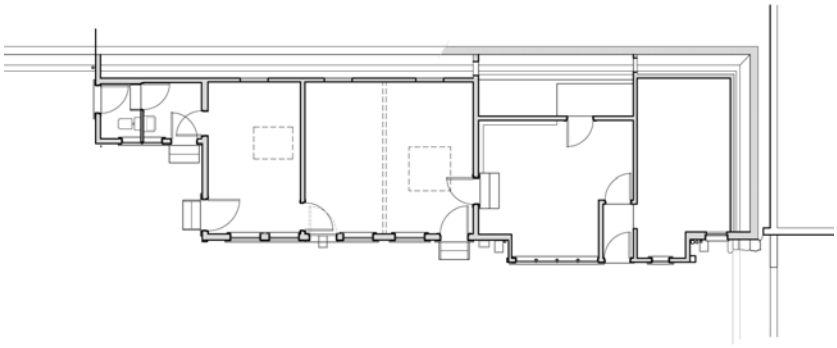
Description

The main elevation faces east; its main feature is the former coach-house bay (later garage), which is marked by a gabled pediment (the door opening has been infilled). The north and west elevations are more or less embedded in the ground, being built to the retaining wall, and the south elevation is wholly utilitarian. The building is covered with a hipped roof, interrupted only by the projecting gable of the garage bay and the lean-to roof at the south end over the toilet block, which marries in to the southern hip.

Extent of acceptable intervention

The exterior form of the building shows a long history of change from its original state. The building has been so extensively altered over time that it would be impracticable to return it to an earlier state, and the recommended work is simply to preserve it in its current form.

Intervention should therefore generally be limited to repair and maintenance and associated preservation work, although some adaptation work could be carried out if needed. Notwithstanding that, changes that affect remaining fabric of heritage value should be avoided, and any opportunity to reveal heritage fabric should be taken as and when it arises.

Exterior Heritage Value: 1		
History The fabric of the stables' building evidences a long history of change although its original form remains largely legible. Its current appearance dates more or less to the time of the major work carried out in 1957; although further changes have been made since then, little further of its appearance has changed. The building is currently used as office space and for storage.		
Elevations		
North	Largely in ground, brick wall above retaining wall	1
East	Main elevation	1
South	Secondary elevation, includes toilet block	2
	Largely in ground, masonry above retaining wall	1
Fabric		
Roof	Form of roof (1904)	1
	Corrugated galvanised steel (1969)	Nil
	Modern skylights	Nil
	Modern galvanised steel spouting	Nil
	Modern downpipes	Nil
External Walls	Bracketed eve with moulded string course (1904)	1
	Original gable pediment and supporting posts (1904)	1
	Rusticated weatherboards and timber trims (1904)	1
	Infill panel of weatherboards at garage bay (1957?)	3
	Rusticated weatherboards to toilet block (1957?)	3
	Plastered concrete foundation wall (1904)	1
	Plastered concrete retaining wall	1
Joinery	Double-hung windows (1904)	1
	Casement windows (1957 and later)	3

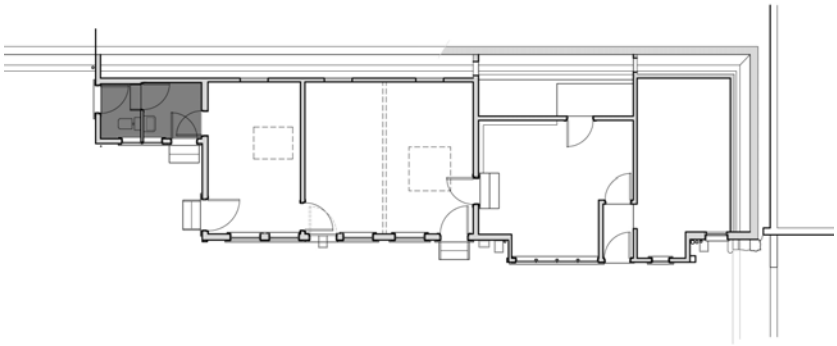
	4-panel exterior doors - see individual space entries	
	Tg&v faced doors – see individual space entries	
Other	Timber exterior steps (all modern)	Nil
	Concrete exterior steps (1959)	3
	Modern concrete pavers	Nil
Services	Old earthenware sumps	2
	Cast iron drain vent	2
	Galvanised steel vent	3
	Outside shower	3
	Modern gully trap	Nil
	Fire alarm bell, call point and associated cabling	Nil
	Fire hose reel (south wall)	Nil
	Modern exterior lighting	Nil

Extent of acceptable intervention

Although the exterior of the building still clearly shows its original overall form, it has been so extensively altered over time that it would be impracticable to return it to an earlier state, and the recommended work is simply to preserve it in its current form.

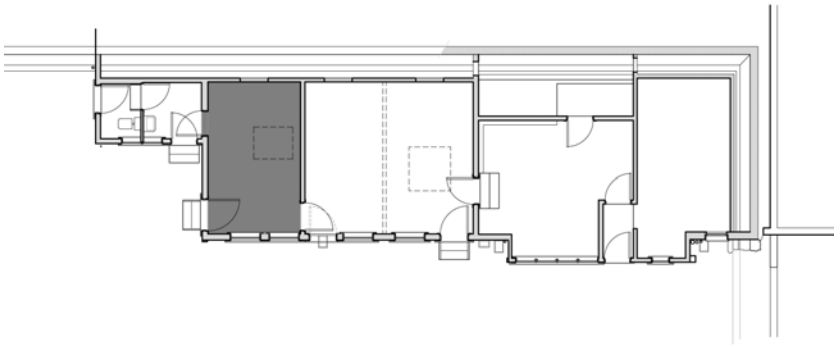
Intervention should therefore generally be limited to repair and maintenance and associated preservation work. Changes that affect remaining fabric of heritage value should be avoided, and any opportunity to reveal heritage fabric should be taken as and when it arises; this includes removing inappropriate or redundant modern external services from the building.

Given the visible extent of modification, some adaptation may be allowable if it does not adversely impact on heritage values. This could include work to improve the internal environment, such as further damp-proofing and installing insulation to the walls and suspended floors.

Toilet Block Heritage Value: 3		
History This space was added to the original building in 1957 and upgraded in 1981.		
Fabric		
Ceiling	Softboard linings on timber framing	3
Walls	Softboard linings on timber framing	3
	Splayed architraves (painted timber)	3
Joinery	Casement window (divided by partition)	3
	4-panel exterior door, south wall (1959)	2
	Flush panel door (1957)	3
	Ledged door, panelled over on inside, west wall	3
	Timber internal step (1981)	Nil
Floor	Linoleum, coved, on concrete slab (1981)	Nil
Other	Modern toilet suite	Nil
	Modern light fittings	Nil

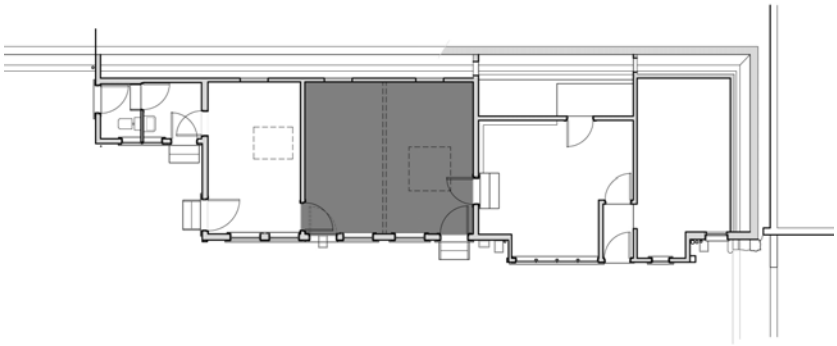
Extent of acceptable intervention

This space is of low heritage value. Appropriate interventions include preservation work, or repair and maintenance, or even removal (the toilet block could be removed from the building with little detriment to its heritage values).

Office 1 Heritage Value: 3		
Fabric		
Ceiling	Painted plasterboard, with ¼ round cornice	3
	Underlying original ceiling framing and sarking	1
	Modern skylight and framed and lined shaft	Nil
Walls	Softboard linings with plain timber dado rail	3
	Underlying original wall framing to east and south	1
	Modern partitioning to north and west (1957)	3
	Splayed architraves and skirting, painted timber	3
Joinery	Pair of double-hung windows, possibly original	1
	4-panel exterior door, south wall (1957)	3
	Ledged door, panelled over on inside	3
	Timber internal step (1981)	Nil
Floor	Linoleum, coved, on concrete slab (1981)	Nil
Other	Fire alarm call point	Nil
	Modern light fittings and electrical fixtures	Nil
	Modern curtain rail	Nil

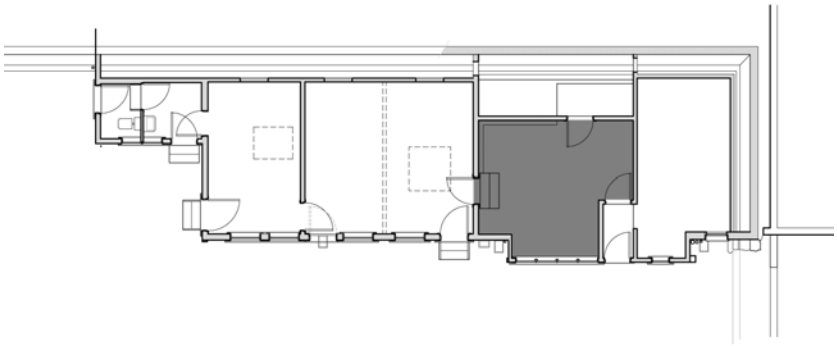
Extent of acceptable intervention

This space is of modest heritage value. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.

Office 2 Heritage Value: 3		
Fabric		
Ceiling	Painted softboard, with ¼ round cornice	3
	Underlying original ceiling framing and sarking	1
	Original wall plate with mortises for studs	1
	Modern skylight and framed and lined shaft	Nil
Walls	Softboard linings with plain timber dado rail	3
	Underlying original wall framing to east and south	1
	Modern partitioning to north and west (1957)	3
	Splayed architraves and skirting, painted timber	3
Joinery	Pair of double-hung windows, possibly original	1
	4-panel exterior door, west wall (possibly original)	1
	Ledged door, panelled over on inside	3
	Flush panel door to Office 1	3
Floor	Carpet	Nil
	Underlying timber floor frame (1957)	3
Other	Modern light fittings and electrical fixtures	Nil

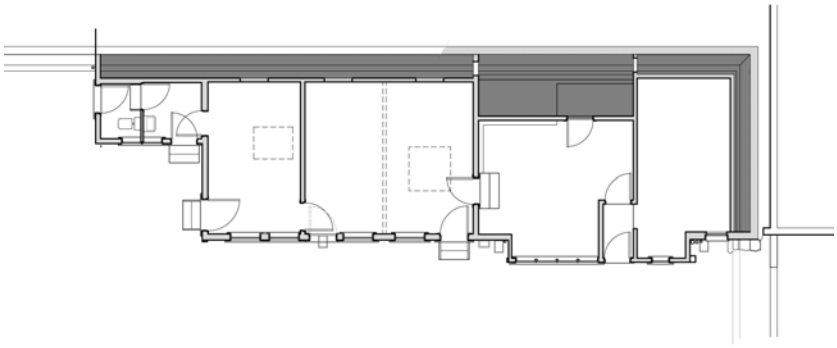
Extent of acceptable intervention

This space is of modest heritage value. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.

Office 3 Heritage Value: 3		
History This space was carved out of the former garage in 1948 as a laundry space and was further modified in 1957; the storeroom at the back was formed at the same time.		
Fabric		
Ceiling	Painted tg&v boarding (1904)	1
	Underlying original ceiling framing and sarking	1
Walls	Painted horizontal tg&b boarding (1904)	1
	Plasterboard to west and north walls	Nil
	Plinth to west and south walls	Nil
	Modern partitioning to north and west (1957)	3
	Splayed architraves and skirting, painted timber	3
Joinery	Casement window to north wall (1957)	3
	Tg&v faced door to store 1	3
	Flush panel door to Office 2	3
	Ledged door with tg&v face to Porch	3
	Timber internal steps	Nil
Floor	Carpet	Nil
	Underlying timber floor (1957) fixed over concrete	3
Other	Modern light fittings and electrical fixtures	Nil
	Modern distribution board	Nil

Extent of acceptable intervention

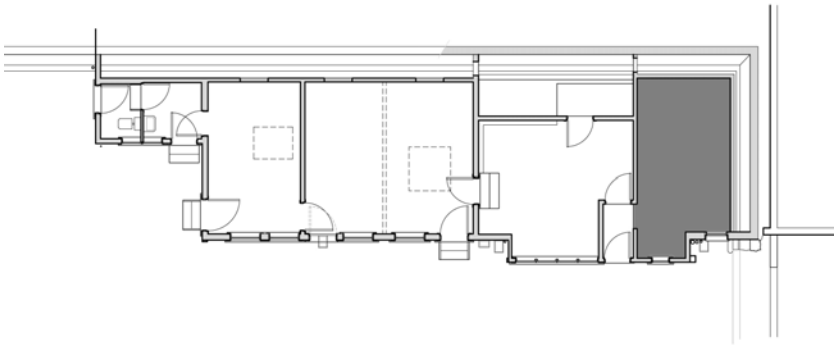
This space is of modest heritage value. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.

Store 1 and Passage Heritage Value: 3		
History These spaces were created in 1957 by the construction of the back wall of the main space inside the line of the base drain of the retaining wall.		
Description The store takes up part of the 'passage' between the back wall of the building and the retaining wall, and, together with the passage, it gives an indication of the original extent and height of the spaces in the stables, as well as showing the original arrangement of the retaining wall, which has a sloped glacis and a formed channel drain at the base. The southern length of the passage space is somewhat ventilated and illuminated by windows at high level above the retaining wall.		
Fabric		
Ceiling	Unpainted fibrous plaster (1957) to store	3
	Painted fibre cement to passage	3
	Underlying original ceiling framing and sarking	1
Walls	Plastered concrete retaining wall (1904) and drain	1
	Painted fibre cement, with battens, to passage	3
	Unpainted fibrous plaster (1957) to store	3
	Tg&v boarding under plaster on store south wall (1904)	1
	Underlying wall framing on store south wall	1
Joinery	Windows at high level on west side	1
	Modern air vents to 'passage'	Nil
Floor	Plastered concrete, possibly original	1
	Modern concrete nib and plinth etc.	Nil
Other	Modern light fittings and electrical fixtures	Nil
	Modern services for heating plant etc.	Nil

Extent of acceptable intervention

These spaces are of some architectural interest, although of modest heritage value. They indicate the former extent and scale of the original stables spaces. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.

Work could be carried out to make the passage space visible (such as introducing new lighting or forming a door opening in the north or south walls (or both), which would help improve the understanding of original form of the building and facilitate maintenance.

Store 2 Heritage Value: 3	

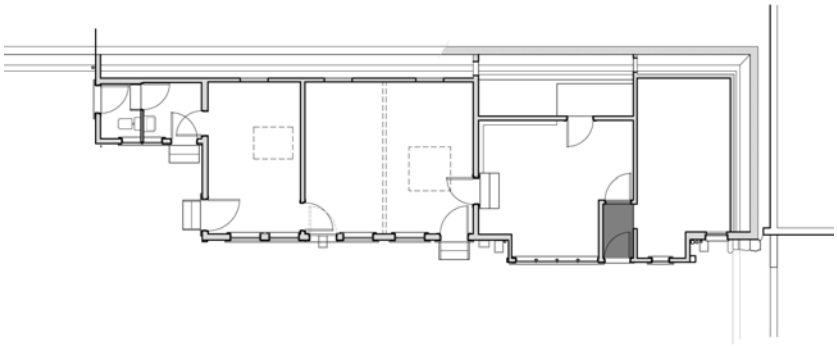
Description

This space was carved out of the former garage space in 1948 as a drying room and further modified in 1957. The space gives an indication of the original the original height and finish of the garage space.

Fabric		
Ceiling	Painted tg&b timber (1904)	1
	Underlying original ceiling framing	1
	Modern vent grille	Nil
Walls	Plastered concrete (part of east wall)	1
	Modern fibre cement on timber framing	Nil
	Hardboard with battens (south wall) (1957)	3
	Original retaining wall and drain	1
Joinery	Modified double-hung window (vent in place of sash)	3
	Modified casement window (vent in place of fanlight)	3
	Flush panel door to store	
Floor	Built up modern timber floor (above original concrete)	Nil
	Underlying plastered concrete, original to garage	1
Other	Modern lighting and services	Nil

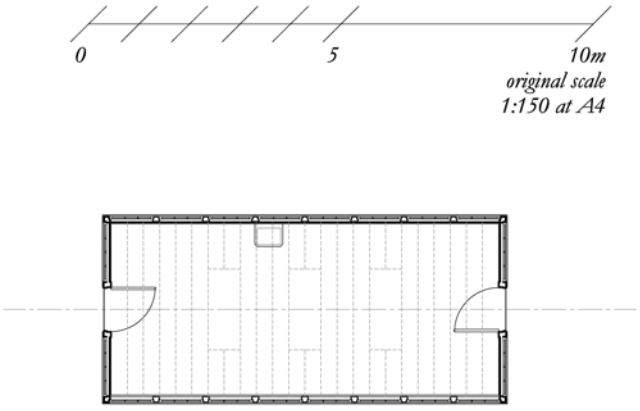
Extent of acceptable intervention

This space is of modest heritage value but has architectural interest. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.

Porch Heritage Value: 3		
Description This space was carved out of the modified laundry in 1957.		
Fabric		
Ceiling	Painted tg&b timber (1904)	1
	Underlying original ceiling framing	1
Walls	Painted plasterboard on timber framing	3
Joinery	Tg&v faced ledged exterior door	3
Floor	Plastered concrete, probably original to garage	1
Other	Modern lighting and services	Nil

Extent of acceptable intervention

This space is of little heritage value. Appropriate interventions include preservation work, or repair and maintenance, or adaptation, provided that any change does not decrease heritage values or result in the removal of any original heritage fabric.



Glasshouse Plan
1:150 Approx.

Form of Building and Exterior
Heritage Value: 1

History

In the mid-1930s the Wimberleys converted the glasshouse to two accommodation rooms, changed the original glass roof for a malthoid roof and added the door at the north end. The building was further upgraded for staff accommodation in 1985; the malthoid roof was replaced with galvanised steel and the interior partition was removed to leave a single open space.

Description

The glasshouse is a simple rectilinear box with a steeply pitched gabled roof. It is designed in a style complementary to the house, and its form is enlivened with decorative elements like the window trims, barge boards and finials. The glazing on three sides has been painted over on the outside and lined over on the inside.

Fabric

Roof	Original roof framing (visible from inside)	1
	Original barge boards and finials	1
	Underlying tg&v sarking	2
	Barge board extension trims (1985?)	Nil
	Modern corrugated galvanised steel, painted (1985)	Nil
	Colorsteel gutters and pvc downpipes	Nil
External Walls	Timber windows and glazed end wall panels (including lapped glass) (glass painted over on 3 sides)	1
	Fibre cement panels in some windows (1985?)	Nil
	Wall base, including rusticated weatherboards, vents etc.	1
	Plastered concrete foundation wall	1
	Cover panel on west wall	Nil
Joinery	Original glazed door and fanlight, south end	1
	6-panel door and fanlight, north end (1930)	2
Other	Modern external services (electrical, fire etc.)	Nil

Extent of acceptable intervention

The exterior form of the building remains much as it was when built and has a relatively high level of historic authenticity. It should be maintained as it stands at present and any additions or changes to this form are to be avoided. No changes should be made that would preclude the building being returned to a glasshouse in the future.

Intervention should generally be limited to repair and maintenance and associated preservation work. Removal of intrusive modern elements, like the fire alarm components (including the alarm panel) and visible external cabling and conduit is recommended. The cover panel could be removed from the west wall to show the original window joinery.

Interior
Heritage Value: 1

Description

The interior is largely representative of its state in the 1930s. It is a single volume with an exposed 'cathedral' ceiling showing the original roof framing. The walls are lined with horizontal tg&v timber; except on the west wall the linings are in two planes, one over the timber wall base and another over the backs of the window sashes. The floor is timber framed.

Fabric

Ceiling	Tg&v sarking (presumed 1934), painted	2
	Original timber rafters and roof framing, painted	1
Walls	Tg&v lining boards run horizontally, painted	2
	Plain architraves to south door and fanlight	1
	Splayed architraves to north door	2
Floor	Modern carpet	Nil
	Underlying timber framed floor (c. 1985)	Nil
Other	Old hand basin and plumbing (1934?)	2
	Modern light fittings	Nil
	Surface-mounted power conduit, sockets, switches, DB	Nil
	Surface-mounted fire alarm conduit	Nil
	Fire alarm indicator panel in front window	Nil
	Timber venetian blinds	Nil
	Fire extinguisher	Nil

Extent of acceptable intervention

The interior should be preserved in its current form for the meanwhile. No changes should be made that would preclude it being returned to a glasshouse in the future, but the removal of discordant modern services and window treatments should be given priority when the opportunity arises, in order to improve its authenticity of appearance.

6.0 Influences on Conservation Policy

This section sets out the main matters that influence the preparation of appropriate policies for conserving the place, including the owner's requirements, issues around retention of heritage values, an evaluation of potential risks to the place and statutory and other requirements.

6.1 Owner's Requirements

Statement of General Policy

Sections 16 and 17 of the HNZPT Act provide for HNZPT to adopt a formal policy for the management of its properties. This policy is articulated in the document *Statement of General Policy, Management and Use of Places Owned, Controlled, or Vested in Heritage New Zealand Pouhere Taonga, 2015,* which provides high-level guidance for the management and use of all historic places owned and managed by the HNZPT. There are twelve key objectives in the General Policy, nearly all relevant to Antrim House:

1. HNZPT will provide for the protection, conservation and appreciation of historic places of significant heritage value it manages.
2. Historic places, and their associated heritage collections, managed by HNZPT that are of interest to Māori are conserved, protected, used and interpreted with respect for Māori heritage values.
3. In the management and use of its historic places HNZPT will act in accordance with applicable statutory requirements, functions and powers.
4. HNZPT's management and use of its historic places is guided by appropriate plans [these include property management plans, conservation plans, collection management plans and reserve management plans].
5. The heritage values of historic places managed by HNZPT are protected and conserved.
6. Historic places managed by HNZPT are adapted for a compatible use, developed or involve new constructions where the work will contribute to the conservation and protection of the heritage values of the historic place.
7. The use of historic places managed by HNZPT provides for public access and the appreciation and understanding of New Zealand's historical and cultural heritage.
8. HNZPT develops effective relationships and partnerships with communities of interest and agencies to enhance its management, promotion and interpretation of historic places.
9. Interpretation of historic places managed by HNZPT reveals their values, inspires a sense of national identity and enhances visitor experience.
10. Research relating to historic places managed by HNZPT supports their conservation and interpretation.

11. Relevant information and records support the conservation and interpretation of historic places managed by HNZPT.
12. Relevant heritage collections and collection items support the interpretation of historic places managed by HNZPT and are cared for in an appropriate manner that protects their heritage values.

This *Conservation Plan* will support HNZPT in managing Antrim House over all of the relevant objectives. Note that objective 6 is not directly relevant to Antrim House at present, as it has a fully compatible and well-established use. Objectives 13, 14, and 15 relate to acquisition and disposal of places, and are not presently relevant to Antrim House.

Management Requirements and Objectives

[Words for this section were provided by Tamsin Falconer, HNZPT]

The owner's requirements for Antrim House include:

- As the home of Heritage New Zealand Pouhere Taonga, make use the property to demonstrate and promote exemplary heritage approaches to conservation, maintenance, interpretation and use to the wider community.
- Encourage and increase public use and understanding of the buildings, grounds and collection through visitation, events, and digital approaches.
- Enhance the accessibility and functionality of the property as a place for working and visiting and as an enjoyable public place.
- Ensure the place provides healthy and safe working conditions for staff and visitors.
- Reflect of the different eras of Antrim House's history: as the home of the Hannah family; as a private hotel; as a hostel for young men in the public service and as the home of HNZPT.
- Acknowledge that Antrim House is in the rohe of Te Atiawa/Taranaki Whānui ki te Upoko o te Ika.

This *Conservation Plan* will support the delivery of these objectives by providing information and guidance for the ongoing occupation and use of the place in a way that protects and enhances heritage values. Anticipated applications will include:

- Maintenance of the buildings and grounds.
- Interpretation.
- Any proposals for change of use or physical upgrades.
- Management of appropriate commercial uses such as venue hire and car parking.

6.2 Heritage Recognition

Antrim House is a nationally important place. Its heritage values are recognised accordingly by two different statutory mechanisms:

> Entered on the New Zealand Heritage List/Rārangi Kōrero, no. 208, Category 1 (1981). The purpose of the List entry is to promote knowledge of and help in the protection of the heritage values of the whole of the place for the future.
>
> Scheduled on Wellington City Council's District Plan, map 33, reference 17. The purpose of the WCC District Plan listing is to protect the exterior appearance and character of the place to help ensure its heritage values are maintained or enhanced for the future.

As the site was occupied prior to 1900, it is considered an archaeological site within the meaning of the Heritage New Zealand Pouhere Taonga Act. It is also part of the city-wide archaeological site NZAA R27/427. The implications of these heritage listings are discussed below.

6.3 Retention of Significance

This *Conservation Plan* deals principally with conserving the physical fabric of the place as the tangible locus of its heritage value (note that some of the intangible values associated with the site and the buildings are also related to the fabric of the place). It is critical to prevent inappropriate change that would undermine heritage values (especially incremental change), and to take positive actions to preserve and enhance the manifest sense of history and sense of place of the grounds and buildings.

Management Considerations for the Long Term

The management of the place must take proper cognisance of the challenges of preserving it for an indefinite future. In particular, this means that all planning and management decisions, including planning around disaster risk management and the ongoing funding of the place, must always be taken with a long-term focus, and that the protection of heritage values must always be placed at the heart of all decision-making. The corollary of this is that short-term solutions must always be avoided. For example, it would be appropriate to aim for a general 100-year service life for any repair and maintenance work to the main built fabric.

It is vitally important that the disaster risk management plan takes the true effort and cost of repairing the place after a major event into account, so that appropriate funding can be made available if needed to return the place from a damaged state to its present quality of materials and finish. It is important to note that due to the exemplary quality of materials and finishes used, the complex design and finishing detail of the buildings, and the specialist skills that would be needed, the degree of difficulty and cost of making good earthquake or other serious damage will inevitably be significantly higher than it would be for a standard new structure of comparable scale.

It is critical that the house, outbuildings and grounds always have a compatible use. A compatible use is one that requires no change (or minimal – and reversible – change), results in no loss of heritage fabric, and does not adversely impact heritage values. Any proposal for a change in the way the property (or any part of it) is used must be evaluated against the criteria given in this *Conservation Plan* and any change that would adversely impact heritage values must be rejected.

Preserving the Setting

There are two aspects to the setting of Antrim House – the wider setting of Boulcott Street and The Terrace, and the immediate setting of the grounds and outbuildings.

The wider setting of the house has changed considerably since it was built. Only a few buildings from that era now survive in the street and little of its original character now survives. Once set in a low-rise residential neighbourhood with houses separated by green space, the site is now hemmed in by tall buildings running along Boulcott Street. However, the open nature of the site and the hilly topography means that the major view of the house from Boulcott Street is still present, and the verdant steep bank to the west, which runs up to The Terrace, provides an appropriate soft visual background to the house.

The heritage values of the house and site could be adversely affected by changes in its wider setting over time. For example, the construction of bulkier or taller buildings on the common boundaries could impact views of the house or reduce light to the site, or the construction of new buildings on the steep western bank would detract from the visual character of the site and buildings.

Development or subdivision in the wider setting is controlled by the WCC District Plan, which does not contain any special requirements for building next to a listed heritage building, and the ability of any property owner to constrain development on adjoining sites to protect heritage values is very limited. Forming relationships with those adjoining property owners and carrying out work to manage and maintain the plantings on the bank, and its character as an un-built open space, will be productive and worthwhile for HNZPT over the long term.

Because the original residential context of the house has been lost, its immediate setting, which is the grounds, is now critical to its heritage values, to its sense of historic authenticity and its understanding as a domestic building. The grounds, including the outbuildings, street fence, driveway, retaining walls and lawns and gardens, have heritage value in their own right. This immediate setting is critical for the appreciation and understanding of the house; the open space that lets the house be seen is a significant contributor to its heritage values, as is the general gardened character of the site. Similarly, many of the heritage values of the site are intimately tied to those of Antrim House. This means that changes in the immediate setting must be limited to protect the heritage values of both house and landscape for the long-term future. In particular, no new buildings should be constructed on the site.

The significance of the landscape setting will continue to evolve over time. The ongoing management of the site and landscape must be done in a considered way that restores, protects and enhances its heritage values over time. This will require an inclusive, comprehensive and multi-disciplinary approach. It is important to manage the whole site cohesively; if HNZPTs ownership is ever in doubt then additional strong statutory protection should be provided for the heritage values of the place, such as creating a covenant, or making the site an historic area or historic reserve.

Preserving the Structures

The most significant issues for retaining the values of the place for the long term are the risk of serious damage or loss to the place in the event of a major earthquake, particularly the three buildings and the two major retaining walls, and the risks of deterioration. These risks, and others, are discussed in further detail below.

Preserving Archaeology and Archaeological Values

The site was occupied prior to 1900 (in particular by an 1860s house) and it is possible that 19th century or prior archaeology has survived in the grounds; there is also known to be heritage material of archaeological value dating from the early 20th century (e.g., the vehicle turntable and foundations for the conservatory). This means that any work affecting the ground on the site must be considered to have an archaeological dimension, and the planning of any upgrading work must always take this into account.

Preserving the Collection

Although few of the present collection items have a direct historic link to Antrim House or the Hannah family the collection items nevertheless have an important representative value that relate to the prior occupation of the house, and the collection has intrinsic historic value. Appropriate actions must be taken to safeguard those parts of the collection that are in storage against deterioration or damage (in particular, creating a suitable storage environment), and similarly to protect those items that are on display or in use. This includes carrying out regular inspections of the condition of the collection items and engaging in conservation work where necessary.

6.4 Risks

There are several key risks to Antrim House that require direct management or intervention. These are outlined below, along with actions to be taken to minimise the potential of the identified risks to adversely impact on heritage values. The actions are collated with the conservation policies set out in section 7 and inform the recommendations for future work given in section 8.

Funding

Risk: All buildings and structures require ongoing investment in regular repair and maintenance to keep them sound and useful. Old buildings and structures often require an additional level of care to protect the original materials from loss or damage. An inadequate provision of funding for upgrading, or repair or maintenance, or addressing long-term problems with short-term solutions due to cost, can have a significant adverse effect on the long-term survival of these places.

Action: The place must always be funded appropriately to keep it in sound and safe condition for the future. As part of the financial arrangements for the place, ensure that a permanent maintenance fund covers the annual maintenance requirements of the structures, fixtures and landscaping. The fund must also have a contingent component available for any repair work needed over and above normal maintenance requirements (e.g., to urgently remedy storm or earthquake damage), and have provision for periodically funding major remedial works over the long term.

Loss of Purpose

Risk: For any place, the loss of a sustainable use or purpose can pose a significant risk. It often leads to a lack of support and income, or cessation of maintenance, deterioration, vandalism, and often to eventual loss or demolition. Although Antrim House has an ongoing viable use, which it has had for over 40 years and is capable of sustaining more or less indefinitely, organisational changes could potentially put pressure on this use over time.

Action: Ensure that Antrim House, and all of its constituent parts, always has a compatible use. This includes managing its use by the organisation in a way that allows for its enjoyment by the public.

Management

Risk: The heritage values of the place could readily be undermined with poor or inappropriate management. Potential management issues could include inadequate provision of funding for maintenance or repair or for long-term planning, taking decisions that could adversely impact the heritage values of the place, such as deferring maintenance in a way that leads to deterioration or loss, a delay in commencing maintenance or repair work, undertaking inappropriate remedial work or maintenance, putting the place to an inappropriate or incompatible use, or failing to act on or manage known risks appropriately before damage is caused.

Action: The heritage values of the place and its long-term care and conservation must be at the heart of all management decisions, a matter that is partly predicated on the adoption and effective use of this *Conservation Plan*.

Change of Owner

Risk: HNZPT may not always be the owner of the site. A future owner may not share the same interest in or have an equivalent responsibility for preserving its heritage values.

Action: If there is a risk of a change of ownership, work to provide strong statutory protection for the heritage values of the place for the indefinite future before any hand-over occurs. As noted above, this could involve placing a covenant on the place, defining the whole site as a historic area, or making it an historic reserve, as well as engaging with WCC to consider scheduling the place as a heritage area.

Changes to Setting

Risk: Inappropriate changes to the immediate setting could adversely impact on the heritage values of Antrim House, as could changes in the wider setting.

Action: Prepare a comprehensive landscape management plan for the site (including the western embankment). The plan is to set out a framework for progressive change to better reflect the state of the land as it was during the Hannah family's time at the house. This is to make the site and landscape more appropriate to the domestic character of the house and more enjoyable for the use of people. In the long term this will include greatly reducing provisions on site for motor vehicles, including parking, in favour of providing space for people.

Action: Continue to advocate over the long term for District Plan controls on development next to listed heritage sites and develop and maintain good working relationships with adjoining property owners.

Natural Processes

Risk: The general action of weather, and particularly the effects of moisture, on the fabric of the structures can lead to deterioration, decay or corrosion, or introduce leaks, all of which can significantly reduce the integrity of the building fabric and structure over time if not countered.

Action: The best way to manage this risk is firstly to address any existing deterioration by carrying out remedial works and repairs as needed to put the structures into sound condition and secondly, once the major faults have been addressed, implementing a cyclical maintenance programme to keep everything in good order for the future. An outline of the remedial works required, along with a summary of maintenance requirements, is included in the appendices.

Risk: The growth and decline of trees and other substantial vegetation can have significant impacts on the integrity of the fabric and structure as well as the heritage values of the place.

Action: Develop a comprehensive landscape management plan to ensure the integrity of the trees and mature plantings is maintained over time, including a succession planting plan for the future replacement of the mature trees in a way that maintains continuity of or enhances heritage values. Ensure that a generous clear buffer is always maintained around the buildings so that the structures have good access to light and air to keep them as free of mould and lichens and other biological growth as practicable.

Internal Environment

Risk: Over and above normal seasonal changes, the internal environmental conditions of the buildings can alter dramatically with changes to the use of the building, or changes in external environmental conditions, or leaks or accumulations of moisture, to the detriment of the occupants, stored items and the buildings.

Action: The best ways to manage this risk are firstly to monitor the internal environment in each of the buildings, particularly in occupied areas and areas used for the storage of important documents and collection items, secondly to take local measures (e.g. dehumidifiers and heating pads) to provide controlled conditions for the most sensitive areas, and thirdly to respond quickly in the event of an adverse change in conditions which could represent faults arising with the buildings.

Risk: Unsatisfactory internal conditions for people and items in existing buildings can lead to significant energy use or inappropriate change to the buildings in an attempt to compensate.

Action: Commission a detailed energy use and sustainability review for the whole of the site, to report on matters such as insulation, double glazing, appropriate methods for heating to minimise emissions, minimising the consumption of electricity, working arrangements and travel and the like.

Fire /Arson

Risk: The house and outbuildings are almost wholly made largely of combustible materials and each contains ample fuel to support a fire. Although the house is currently protected by an automatic fire sprinkler system and an alarm system with a brigade connection, it still has some vulnerability to damage in the event of a fire, whether deliberately or accidentally started. The sprinkler system is tested biennially and maintained regularly by Wormald, but does not currently extend to the stables or glasshouse.

Action: Provide arc-fault circuit breaker detection to minimise the risk of electrical fire. Renew switchboards, wiring and fittings as appropriate.

Action: Commission a full condition survey of the existing sprinkler system and fire detection system. This must include any recommendations for repair or maintenance work or any upgrading that may be required for both systems to meet or exceed current life safety and property protection requirements.

Action: Extend the building sprinkler system to the stables and glasshouse to provide long-term property protection for both the outbuildings.

Action: When major work to the sprinkler system falls due, consider installing a specialised fire protection system (e.g. a misting system) for the document storage and collection storage areas, and other areas sensitive to damage from water, to minimise the risk of loss or water damage from a fire suppression system activation.

Action: At the same time as major sprinkler work, consider installing a VESDA type smoke detection system to provide the earliest possible warning of a fire.

Earthquake

Risk: Unknown risk of retaining walls failing, banks slipping, or buildings falling down from The Terrace onto Antrim House, or damage arising from the failure or partial failure of adjacent buildings.

Risk: The timber buildings, although intrinsically robust, have some risk of loss or damage in the event of a severe earthquake, and therefore potentially pose a risk to building users and visitors to the site.

As the house and outbuildings are expected to have an indefinite functional life, the cumulative risk over time of them experiencing a severe earthquake – and consequently suffering damage – is significantly higher than that of a standard new building (which has only a nominal 50-year functional life).

Action: Arrange for geotechnical investigation of the stability of the western bank.

Action: Commission a Detailed Seismic Assessment (DSA) of the house and the two outbuildings, as well as all the retaining walls to identify any issues or weaknesses, and to outline the requirements of any remedial or upgrading work that may be required. The report should also attempt to quantify the risk of building material or buildings falling from The Terrace in the event of a major earthquake, as well as any risk of damage from the failure or partial failure of adjacent buildings.

Note, obtaining the appropriate methodology, form and detail of any strengthening work is of critical importance as it would be counterproductive to strengthen or otherwise upgrade the place in a way that would detract notably from its heritage values.

Action: Ensure the collection items are secured against damage in an earthquake, either from falling or from falling objects or building elements.

Climate Change

Risk: Climate change poses a major, steadily escalating and direct threat to all coastal areas, principally through storm-tide flooding and the increased risk of serious storms, along with generally more severe weather patterns, with greater extremes of temperature, wind and precipitation. This developing threat will, in particular, affect the occupation of all low-lying areas of Wellington in the longer term and potentially affect the operation of the city's critical infrastructure. Although Antrim House occupies an elevated site and is therefore largely immune to flooding and the most immediate effects of rising sea levels, it remains at risk of storm damage and is vulnerable to the effects of flooding and other severe weather on the city's infrastructure.

Action: Take measures to reduce the potential risk of storm damage. These include making sure that all parts of the structures are kept in structurally sound condition; that all waterproofing elements are maintained in good condition, the drains are kept sound and fully functional, and that the mature trees are always maintained in a safe state. It also includes ensuring that important documents, collection items, and infrastructure are protected from damage in the event of a major storm.

Vandalism

Risk: Antrim House has occasionally suffered from a variety of different kinds of vandalism. Although the site is occupied during the week and is otherwise frequently

visited, it is also unsupervised at night and on the weekends and vandalism remains an ongoing risk.

Action: Install good exterior lighting on and around the site to increase its visibility from the street and design the lighting to highlight the architecture of the house and outbuildings, as well as to illuminate the site in a complimentary way. An actively used and well-occupied place (and one where people are highly visible) is much less likely to suffer from vandalism.

Action: Install a discrete security camera system to monitor the site and buildings, particularly after hours.

Action: Monitor the site regularly and address any damage (e.g., remove graffiti) as quickly as possible to discourage repetition.

Impacts from Use

Risk: The fabric of the house (and outbuildings) is made of durable materials. However, like any well-used old building, it remains susceptible to the effects of gradual wear and tear accumulating over time from its ongoing use, which could potentially cause damage or loss of heritage fabric.

Action: Take measures to protect any elements that have proven particularly vulnerable to ongoing wear from further damage. Carry out ongoing monitoring of the most critical areas or elements to determine if further protection or restriction of visitor or other activity is appropriate.

Collection

Risk: The Antrim House collection is not currently stored in the best possible conditions and some collection items are in use or on display. There is a risk of damage or deterioration of the stored items, and a risk of casual damage or even accidental disposal of items in use or on display.

Action: Provide appropriate on-site storage conditions for the documents of the Antrim House collection, including local environmental controls as needed (e.g., dehumidifier). Establish a condition monitoring regime for the collection items that are on display or in use and take items out of circulation if needed to protect them from deterioration.

Archaeology

Risk: The existing archaeological resource could be disturbed or damaged in the course of work on the site.

Action: Ensure any work affecting the ground on the site is subject to archaeological protocols. Apply for an Archaeological Authority for major work, such as re-laying drains.

Information Loss

Risk: The possible destruction of important archival sources such as old documents and photographs, and the loss of unrecorded oral history sources constitute a risk. This includes objects stored in the Antrim House collection.

Action: A variety of useful archival records exist for the place and are held at HNZPT and Archives New Zealand in particular. In addition, the knowledge held by the people familiar with this place is an important information source that should be utilised and secured for the future. Any other records relevant to the buildings should be properly stored, where these are not already archived, together with the existing records.

6.5 Statutory Requirements

Heritage New Zealand Pouhere Taonga Act 2014

The purpose of the Act 2014 is 'to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand' (section 3). In achieving the purpose of the Act, all persons performing functions and exercising powers under the Act must recognise:

> '(a) The principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society; and
>
> (b) The principle that the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage should –
>
> (i) Take account of all relevant cultural values, knowledge, and disciplines; and
>
> (ii) Take account of material of cultural heritage value and involve the least possible alteration or loss of it; and
>
> (iii) Safeguard the options of present and future generations; and
>
> (iv) Be fully researched, documented, and recorded, where culturally appropriate; and
>
> (c) The principle that there is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand's historical and cultural heritage; and
>
> (d) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga.'

Heritage Listing

Part 4 of the Act, 'Recognition of places of historical, cultural, and ancestral significance' makes provision for a New Zealand Heritage List/Rārangi Kōrero. The purpose of the Heritage List is to '…inform members of the public about historic places…, to inform the owners of historic places … as needed for the purposes of this Act, and to be a source of information about historic places … for the purposes of the Resource Management Act 1991' (Section 65.)

Any place may be entered on the list provided that HNZPT 'is satisfied that the place or area has aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.' (Section 66; part 3 of this section.)

Antrim House is included in the Heritage List as a Category 1 historic place (number 208). This means that it is considered a 'place of special or outstanding historical or cultural significance or value' and is regarded as being of national importance. The listing covers the whole of the place, including all the structures and landscaping on the site.

An important implication of this listing is that any work on the site that requires a building consent (or an application for a project information memorandum) will trigger a statutory notification to HNZPT under Section 39 of the Building Act 2004 (see below).

Archaeological Sites

The Act contains a statutory process for any person intending to do work that may modify or destroy an archaeological site. The definition of an archaeological site is broad and includes buildings and structures, or parts thereof. Section 6 defines an archaeological site as any place that was 'associated with human activity that occurred before 1900' and which 'may provide through investigation by archaeological methods, evidence relating to the history of New Zealand'. As the Antrim House site was occupied in the 1860s if not earlier, it is an archaeological site within the meaning of the Act.

Any person intending to undertake work that may 'modify or destroy the whole or any part of an archaeological site' must first obtain an Archaeological Authority from HNZPT for that work. An authority is required by any person who '…knows, or ought reasonably to have suspected, that the site is an archaeological site', whether or not it is 'an archaeological site or is entered on (a) the New Zealand Heritage List … or (b) the Landmarks list'.

An authority '…is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building'. In issuing an authority to carry out work, conditions can be imposed by HNZPT. (See sections 42 to 53.)

An outline archaeological assessment of the site has been prepared by HNZPT for the purposes of this *Conservation Plan* and is included in Appendix 2. This confirms the potential archaeological values of the site and sets out a series of requirements for managing and protecting existing archaeological values on the site. The main implications of the assessment are that an Archaeological Authority approval will be required in respect of any excavation on the site.

Resource Management Act 1991

The RMA is concerned with the sustainable management of natural and physical resources; it aims to avoid, remedy or mitigate any adverse effects of development on the environment. The Act identifies (section 6) the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance, and defines historic heritage as:

> 'Those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
>
> archaeological, architectural, cultural, historic, scientific, technological'

The definition includes sites, structures, places and areas; archaeological sites; sites of significance to Māori, including wahi tapu, and surroundings associated with the natural and physical resources.

The Act establishes the framework for the preparation and administration of district plans 'to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act' (section 72). A district plan may include rules which 'prohibit, regulate or allow activities' (section 76) in order to achieve the plan's objectives.

Section 88 of the Act requires an application for a resource consent for work to a listed heritage item to include an assessment of any actual or potential effects of the work, and lists matters to be considered in the Fourth Schedule of the Act. These include '…any effect on those in the neighbourhood, and where relevant, the wider community' and '…any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations.'

Heritage Orders

Under section 187 of the RMA, a heritage order can be sought for an historic building (not necessarily a registered historic building) by a heritage protection authority. A heritage order is a provision made in a district plan to protect 'any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural, or historical reasons', also 'such area of land surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of that place' (section 189).

A heritage order can be sought by a Minister of the Crown, a territorial authority, HNZPT, or by a specially approved heritage protection authority (sections 187 and 188). The effect of an order is to prevent the owner changing the place in a way that would 'nullify the effect of the heritage order' unless this is to be done with the consent of the heritage protection authority (section 193 and 194).

Such orders are rarely sought, and generally only as a last resort where an important structure is threatened with severe alteration or demolition.

Wellington City District Plan – Heritage Rules

Antrim House is scheduled on the WCC District Plan heritage inventory (map 17, reference 33). The listing is for the exterior of the place only (the interior is not part of the listing). The relevant policies, objectives and rules are contained in Chapter 21 of the operative District Plan. The main consent requirements are as follows:

> Repair and maintenance, and internal alterations (with some exceptions, see below) are Permitted Activities, as are minor earthworks, and no resource consent is required for heritage reasons.
>
> Modifications that do not meet Permitted Activity standards, or alteration of buildings where the interior has been listed, or structural strengthening work (that can be seen from the outside), or additions that extend the footprint by more than 10% (or add an extra storey), or construction of a new building on the same site, are Discretionary (Restricted) Activities, and a resource consent is required by the heritage rules. Depending on the nature of the work proposed, other resource consents may be required to address other parts of the District Plan.
>
> Signage is controlled by size, with a sign of up to 0.5m^2 allowed as a Permitted Activity. Larger signs require resource consent approval under the heritage rules, as a Controlled Activity.

Note that some repairs that might not otherwise need a building consent, being exempt under Schedule 1 of the Building Act, may still require resource consent approval depending on their effect on the exterior appearance of the structure.

Work that requires resource consent under the heritage rules does not need to be publicly notified providing it does not involve the modification of any part of the main elevation. However, as all elevations of the buildings are effectively "main elevations" this means that any proposal that could potentially alter the external appearance of any of the buildings would be likely to require public notification. Assessment criteria are given in s21A2.1. The most relevant criteria to be considered are:

> 21A2.1.3 The extent to which the work significantly detracts from the values for which the building or object was listed;
>
> 21A2.1.5 The extent to which the work retains the main determinants of the style and character of the building…respects the scale of the building…is sympathetic in form, proportions, materials, colours and the patina of materials of the existing building…maintains the relationship of the building with its setting… avoids the loss of historic fabric and the destruction of significant materials and craftsmanship…and respects the historic or other values for which the building was listed;
>
> 21A2.1.6 Whether the restoration of former architectural design elements maintains a high level of authenticity;
>
> 21A2.1.7 Whether the removal of existing unsympathetic additions to a building can be removed without altering its significance;

21A2.1.8 The extent to which the work is necessary to ensure structural stability, accessibility and the means of escape from fire, and the extent of the impact of the work on the heritage values of the building. The Council will seek to ensure in every case every reasonable alternative solution has been considered to minimise the effect on heritage values;

21A2.1.10 The extent to which the work is necessary to enable the continued use of the building;

21A2.1.11 and 21A2.1.12 Whether professional heritage or conservation advice has been obtained and whether the work is in accordance with a conservation plan;

21A.2.1.13 Whether the site has or is likely to have significant archaeological values…

21E.1.1.3 The outcome of consultation with tangata whenua and other Māori.

The main implications of the heritage rules for Antrim House are:

1. Repair and maintenance work not affecting the appearance of the place or hard landscaping is not likely to require a resource consent (nor a building consent, see below).
2. Structural strengthening work, or other upgrading work to the house or outbuildings may require a resource consent, depending on the nature of the work and its effects on the heritage values of the place (in particular whether changes affect the exterior appearance). Strengthening or upgrading work would require a building consent and therefore also the approval of HNZPT (see also below).
3. Any new signage or interpretation panels at the site would be likely to require a resource consent.
4. Any major alterations to the structures or hard landscaping that would require resource consent approval would also be likely to require public notification.
5. Archaeological values must be taken into account in any application for a resource consent for work at the site.

If work is planned that could potentially trigger a resource consent requirement, WCCs heritage team should be consulted at the earliest possible opportunity for advice.

Building Act 2004

The Building Act 2004 controls all matters relating to building construction. The following matters are of particular relevance when considering repairs, maintenance and any future alterations to Antrim House.

Repair and maintenance (Schedule 1 Exempt Building Work)

This clause is relevant to both carrying out any repairs needed to put Antrim House into sound condition, and to the ongoing maintenance of the place.

A building consent is not required for '…the repair and maintenance of any component or assembly incorporated in or associated with a building, provided that comparable materials are used' or for '…the replacement of any component or assembly incorporated in or associated with a building, provided that: (a) a comparable component or assembly is used and (b) the replacement is in the same position'. (Note the WCC District Plan definition of repair and maintenance is somewhat broader).

The exemption does not include the complete or substantial replacement of structural or fire rating systems or replacement of any component or assembly that has not met building code requirements – for which a building consent would be required.

All exempt work is required to comply with the Building Code. In particular this means compliance with durability requirements (clause B2): structural elements must have a minimum 50-year life; cladding and similar elements, 15 years, for linings and other elements that are easily accessible, 5 years. It is usually appropriate to aim for a much longer service life when carrying out repair work to an old building or structure; repair work and new materials for the buildings should, at a minimum, have an expected durability matching or exceeding the existing elements where these have proven to perform well. It is worth noting that the main materials of the place have lasted very well and could reasonably be considered to have exceeded the NZBC durability requirements.

Regardless of any exemption, a building consent (or a documented exemption) should be sought for any significant building work on the site to help ensure a permanent and well-documented external record of major works is kept.

Principles to be applied (Section 4)

Assessment of a consent application for building work subject to the Act is required to take into account, amongst others things,

> 'the importance of recognising any special traditional and cultural aspects of the intended use of a building', and 'the need to facilitate the preservation of buildings of significant cultural, historical or heritage value' (sub-sections d and l); also
>
> 'the need to facilitate the efficient and sustainable use in buildings of materials and material conservation' (sub-section n).

Historic places (Section 39)

When a Territorial Authority (TA), in this case Wellington City Council, receives an application for a project information memorandum or a building consent for a historic place, historic area or wahi tapu that is recorded on The New Zealand Heritage List/ Rārangi Kōrero), it must inform HNZPT, who may review the proposed work and

provide advice on heritage matters to the TA for consideration within the consenting process.

The TA will have regard to any advice provided by HNZPT in issuing a building consent or project information memorandum, including potentially imposing conditions on the building consent to protect heritage values. This provision remains relevant with HNZPT as the current building owner.

Building consents (Section 40 - 42)

It is an offence to carry out building work not in accordance with a building consent, except for exempted buildings and work as set out in Schedule 1 of the Act.

Section 41(c) allows for certain urgent work, such as emergency repairs, to be carried out without a consent, but the building owner is required to obtain a Certificate of Acceptance directly after completion.

Code Compliance Certificate (Section 91)

A building consent authority must issue a code compliance certificate if it is satisfied on reasonable grounds that the building work complies with the approved building consent, and that all specified systems can perform to the standards set out in the building consent.

Compliance Schedule and Warrant of Fitness (Sections 100 – 111)

The building is subject to a Compliance Schedule regime, as it contains a sprinkler system and smoke detection system, as well as escape routes and signage and other features that need to be regularly checked to verify compliance. Section 105 sets out the building owner's obligations to ensure that all specified systems perform as intended. Section 108 sets out the requirements for a Building Warrant of Fitness.

The building has a current compliance schedule and BWOF, which are displayed on the north wall of the vestibule.

Alterations to existing buildings (Section 112)

Alterations to existing buildings require a building consent, which will be issued by the consent authority if they are satisfied that after the alteration the building will '…comply, as nearly as is reasonably practicable and to the same extent as if it were a new building, with the provisions of the building code that relate to:

(i) means of escape from fire; and

(ii) access and facilities for persons with disabilities, and

continue to comply with the other provisions of the building code to at least the same extent as before the alteration'.

Alterations that do not comply with full requirements of the building code may be allowed by the territorial authority if they are satisfied that:

'(a) if the alteration were required to comply … the alteration would not take place; and

(b) the alteration will result in improvements to attributes of the building that relate to (i) means of escape from fire; or (ii) access and facilities for persons with disabilities; and

(c) the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.'

Subsection (1) of this clause allows alterations to existing buildings to be granted consent provided that the consent authority is satisfied that after the alteration the building or part of a building will (subpart (a)) '…comply, as nearly as is reasonably practicable, with the provisions of the building code that relate to:

(i) means of escape from fire; and

(ii) access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and

(b) the building will:

(i) if it complied with the other provisions of the building code immediately before the building work began, continue to comply with those provisions; or

(ii) if it did not comply with the other provisions of the building code immediately before the building work began, continue to comply at least to the same extent as it did then comply.

Subsection (2) allows for alterations that do not comply with the full requirements of the building code if the territorial authority is satisfied that:

'(a) if the building were required to comply with the relevant provisions of the building code, the alteration would not take place; and

(b) the alteration will result in improvements to attributes of the building that relate to:

(i) means of escape from fire; or

(ii) access and facilities for persons with disabilities; and

(c) the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.'

This section of the Act is applicable to any major work that may be envisaged in the future for Antrim House, for example structural strengthening work. The 'reasonably practicable' provisions recognise that it not always possible to make an existing building comply with the same standards as a new building. This approach should enable some flexibility in considering other potential impacts, or any requirements for consequential work that could arise when considering building code compliance matters.

Change of Use (Section 115)

Similar but more onerous provisions exist for the change of use of a building. Section 115 states that an owner of a building must not change the use of a building:

> "(b) …unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use, –
>
> (i) will comply, as nearly as is reasonably practicable, with every provision of the building code that relates to the following:
>
> (A) means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire-rating performance:
>
> (B) access and facilities for people with disabilities (if this is a requirement under section 118); and
>
> (ii) will:
>
> (A) if it complied with the other provisions of the building code immediately before the change of use, continue to comply with those provisions; or
>
> (B) if it did not comply with the other provisions of the building code immediately before the change of use, continue to comply at least to the same extent as it did then comply."

If the use of Antrim House was to be changed in the future, then the requirements of s115 would be likely to have implications for the design of any upgrading work. The exact extent of effects would depend on the nature of the proposed new use, but would likely include improvements to access and perhaps additional fire protection measures.

Access (Sections 117 – 120)

In carrying out alterations to any building "…to which members of the public are to be admitted … reasonable and adequate provision by way of access, parking provisions and sanitary facilities must be made for persons with disabilities."

These provisions are not initiated by lawful repairs and maintenance work (see above), but any significant alterations to the building, or a change of use, could potentially activate this requirement (something like strengthening work by itself is unlikely to provide a trigger); section 112 of the Act may be applicable in some cases. If improvements to access were to be required, NZS4121 is an acceptable solution for the design of access works. The Standard covers matters such as access ramps, toilet facilities, access routes, passenger lifts and staff facilities.

Although the ground floor of the building is relatively accessible, with an adequate entrance at the west elevation and adequate passageways and an accessible toilet facility, the upper floors of the building can only be reached by stairs and are not currently accessible.

Dangerous, Earthquake-prone and Insanitary Buildings (Sections 121 – 132)

A dangerous building is one likely to cause injury or death in the course of ordinary use (excluding earthquakes), whether through collapse or fire. An insanitary building is offensive or likely to be injurious to health because of its condition or lack of appropriate facilities. A territorial authority can, if it judges a building to be dangerous, earthquake prone or insanitary, require work to be done to reduce or remove the danger or to render it sanitary.

Section 122 defines an earthquake-prone building is one that will have its ultimate capacity exceeded in a moderate earthquake and would be likely to collapse causing injury or death, or damage to any other property, during or following a moderate earthquake.

Antrim House is not currently considered earthquake-prone, according to an IEP prepared by WCC (SR187923). The capability of the stables, glasshouse and site retaining walls is not known, and further structural engineering investigation is needed.

A Detailed Seismic Assessment (DSA) prepared by Dizhur Consulting in 2021 determined that the house has reasonable capability in an earthquake but its performance is limited by a significant weakness across the east elevation. A design for structural upgrading work has been prepared, with a focus on damage limitation. At the time of writing (October 2022) construction work was under way on the first phase of the upgrading programme, which includes post-tensioning the chimney stacks and installing a ceiling plane diaphragm. A second phase of structural upgrading work, yet to be commissioned, will include installing new shear wall elements within the house and some work at the foundations.

None of the buildings is known to the authors to be dangerous or insanitary.

6.6 Government Heritage Policy

HNZPT is committed to following the Policy for Government Department's Management of Historic Heritage 2004 (Government Heritage Policy). Amongst other matters, HNZPT is required to undertake the following actions in managing built heritage under its care:

> *Policy 5, Planning*
> Provide for the long-term conservation (including disaster mitigation) of historic heritage, through the preparation of plans, including management plans for historic reserves, maintenance or conservation plans, and specifications.
>
> *Policy 6, Planning*
> When planning and carrying out work adjacent to places of historic heritage value, government departments will ensure that heritage values are not adversely affected.

Policy 7, Monitoring, maintenance and repair
Care for its places of historic heritage value by monitoring their condition, maintaining them, and, where required, repairing them.

Policy 8, Alteration
Where alterations are needed for a new or continuing use of a place with historic heritage value, or to secure its long life, government departments will ensure that heritage values are protected.

Policy 12, Use
Government departments will ensure their places of historic heritage value in active use are managed in such a way that:

1. They retain, where appropriate, an ongoing function in the life of the community compatible with their heritage values;
2. The continuation of original or long-term uses is strongly encouraged.

Policy 14, Acquisition and lease
Government departments will not acquire or lease a place with historic heritage value if changes are envisaged or required to enable its functional use that will result in a significant loss of heritage values.

Policy 15, Community participation
Government departments will invite public participation, where appropriate, in the management of historic heritage of special significance.

The preparation of this *Conservation Plan* will help meet the requirements of Policy 5 and Policy 6 and will provide guidance to help meet the requirements of Policy 8.

Carrying out the remedial works identified in the separate *Condition Report* (summarised in Appendix 3), along with implementing a cyclical maintenance plan as outlined in Appendix 4, will help address the requirements of Policy 7.

Forward planning for the future use of the building must take proper cognisance of and meet the requirements of Policies 12, 14 (depending on occupancy) and 15.

6.7 Conservation Principles and Requirements

Appropriate Conservation Standards

The most appropriate conservation standards for use in New Zealand are those set out in the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*.[130] The *Charter* has been formally adopted by the Ministry for Culture and Heritage, the Department of Conservation, HNZPT and a number of territorial authorities, amongst others. All relevant requirements of the *Charter* should be followed in considering conservation work.

[130] Also known as *Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe*, published 2010 (*ICOMOS* stands for the International Committee on Monuments and Sites.) The full text of the Charter is available online at www.icomos.org.nz

The core principles include:

Carry out regular maintenance

Regular maintenance is essential to the long life of heritage buildings. If maintenance is not carried out on a planned basis, repairs become progressively more difficult and expensive, and fabric of heritage value can be lost, thus diminishing significance. A well-maintained building will commonly survive the effects of natural disasters better than one that is poorly maintained.

Mitigate risk

As far as possible, work should be carried out to mitigate the risk to the survival of heritage buildings and places, whether from natural disasters such as storms or earthquakes, or from man-made threats such as those posed by neglectful owners or inappropriate planning requirements.

Repair rather than replace

When repairs are necessary, cut out and replace only decayed material. It is better to have fabric that is worn and carefully patched than modern replica material, however faithfully copied.

Repair in compatible materials

In carrying out repairs, materials matching the original should generally be used if they are available. Work to a higher technical standard is good practice in some circumstances and may be required for compliance with the NZ Building Code in some instances.

Restore with care

Restoration of lost features should be carried out only if there is clear evidence of the original form and detail. Such evidence could come from original drawings, early photographs or elements relocated to other parts of the building. Detailed examination of the fabric of the building can often reveal information that is not available from other sources.

Keep change to the minimum

Where alterations are carried out, change should be the minimum necessary to suit the new functional requirements. There should be the least possible loss of building fabric of heritage value, so that the authenticity and integrity of the place is maintained.

Use

Ideally, the original use of a heritage building should be continued; where this is no longer appropriate, a compatible use should be found, which is one that requires the absolute minimum of change to the place.

Make new work reversible

Where possible, any new work should be fully reversible, so that change back to an earlier form, remains a possibility for the future. Recycle or store any early or original fabric that has to be removed and make new junctions with the old fabric

as lightly as possible. Reversible in this context also means that the new work can be reverted without damage to or loss of original fabric.

Respect alterations

Additions and alterations to heritage buildings can have historic or aesthetic significance in their own right. Returning a building to its original form is normally recommended only when the significance of the original structure is outstanding and later alterations have compromised its integrity.

Document changes

All changes should be fully documented in drawings and photographs, with the latter taken before, during and after conservation work. New materials should be identified by discrete date-stamping where practicable.

Respect the patina of age

Patina, the visible evidence of age, is something to protect carefully. Buildings should look old as they mature, as age is one of the qualities we value them for.

Respect the contents and setting

The contents and setting of a heritage building often have heritage value in their own right and both should be regarded as integral with the building.

Conservation Processes

The *ICOMOS New Zealand Charter* describes the key physical processes of conservation as follows:

Preservation

Preservation involves as little intervention as possible to ensure the long-term survival and continuation of the cultural heritage value of a place. This includes:

- Stabilisation – slowing or eliminating processes of decay
- Maintenance
- Repair – in matching or like materials. Where new materials are used, they should be distinguishable by experts and well documented.

The main work required at Antrim House and the outbuildings is that of preservation: repairs including replacement of the metal roofing, maintenance work to the membrane and timber decks, timber repairs and exterior painting, and the implementation of a long-term maintenance plan to help secure the physical integrity of the place for the future. Structural strengthening to the house can also be regarded as preservation work.

Restoration

Restoration typically involves reassembly and reinstatement of existing fabric. It is based on respect for existing fabric and the identification and analysis of all available evidence so that the cultural heritage value of a place is recovered or revealed. Restoration processes include:

- Reassembly and reinstatement
- Removal – whether for advanced decay or loss of structural integrity, or because particular fabric has been identified as detracting from the cultural heritage value of a place.

There is no particular need for any restoration work to the house or outbuildings.

Reconstruction

Reconstruction is the introduction of new material to replace material that has been lost. It can be appropriate where it is essential to the function, integrity, intangible value or understanding of a place, if conjecture is minimised or eliminated and if surviving cultural heritage value is preserved.

It is not considered necessary to carry out reconstruction work to the house, as it stands as the sum of its history. Its heritage values (and the understanding of the house) would not be sufficiently enhanced by returning it to an earlier state to justify the sort of change that might otherwise be considered. Similarly, there is no conservation justification for reconstruction work to either of the outbuildings.

Adaptation

Adaptation, such as additions and alterations, may be acceptable where it is necessary to maintain a long-term compatible use of a place. Any change should be the minimum necessary, be substantially reversible and be designed to have little or no adverse effect on the cultural heritage values of the place.

It is expected that little to no further adaptation will be needed to facilitate the ongoing use of the house and outbuildings, but if any change of note is proposed it must be evaluated against the criteria given in this *Conservation Plan* to decide if there are adverse effects on heritage values, and if so whether those effects are acceptable or not. Note that the stables, being the most heavily altered of the buildings, is the one that could most easily accommodate some adaptation work.

Extent of Acceptable Physical Intervention

Refer to the heritage inventory in section 5. The appropriate conservation processes and acceptable levels of intervention for each level of significance are as set out in the *ICOMOS New Zealand Charter*. The general standard is that the higher the significance, the higher the level of care required.

Heritage Value 1 – Exceptional Significance

This means that the fabric, element, space or elevation is of exceptional heritage significance. Modification is allowed only for the purpose of safeguarding the building, or to meet statutory requirements; and then only if no other reasonable option is available. The work must be as discrete as possible and involve the minimum necessary change and loss of original material.

Appropriate conservation processes include **preservation** – including maintenance, stabilisation, and repair – and **restoration**.

Heritage Value 2 – Moderate Significance

This means that the fabric, element, space or elevation has moderate heritage significance. Modification must be confined to the minimum necessary, including keeping any loss to the absolute minimum. All modification should be compatible with the heritage values of the building and should be reversible.

Appropriate conservation processes include **preservation**, **restoration** and **reconstruction**.

Heritage Value 3 – Some Significance

This means that the fabric, element, space or elevation is not original but has some heritage significance. Modification must be confined to the minimum necessary and be compatible with the heritage values of the building. Wherever work is undertaken on such fabric, consideration should be given to reinstating original finishes or other fabric where these are known and where appropriate. Work must not impact adjacent fabric or elements of higher heritage value.

Allowable conservation processes include **preservation**, **restoration** and **reconstruction**. Well-considered **adaptation** may also be allowed, providing it enhances heritage values and is reversible.

Nil Heritage Value

This refers to fabric, elements and spaces of little or no heritage significance. Where there is fabric of little or no value, modification of that fabric may be carried out to effect any improvement that may be necessary for the ongoing use of the place. Work should never be carried out in a way that adversely affects adjacent fabric of higher heritage value.

Allowable processes of change include **restoration**, **reconstruction** or **adaptation.** Removal may also be allowable if it enhances heritage values.

7.0 Conservation Policy

The core of all conservation policy for Antrim House is to protect and conserve its exceptional heritage values for the indefinite future.

This section summarises the conservation philosophy that is to be applied and sets out the core policies for the future management of the place. The advice in this section is informed by the heritage significance of the place (section 5), the evaluation of heritage values (section 5) and the influences on conservation polices described in section 6. The policies also inform the conservation recommendations given in the following section.

For the purposes of this section, 'Antrim House' means the whole of the place, including the outbuildings, grounds, and gardens.

7.1 Conservation Philosophy

As established above, Antrim House, including its site and outbuildings, is a place of **exceptional** heritage value.

Antrim House represents the sum of the major changes made over its history. The changes are fundamental to both its heritage values and an understanding of its history, and it is not considered either necessary or desirable from a heritage perspective to try to return the house to a completely authentic earlier state.

The core conservation philosophy articulated by this *Conservation Plan* is therefore to conserve the house 'as found', rather than seeking to restore it to a particular earlier condition, but also to continue to emphasise its residential origins and character. This means that, with some exceptions, change to the house is generally to be kept to a minimum. Conservation work will be largely restricted to preservation and repair and maintenance, to keep the house substantially in its present form for the foreseeable future. Some minor adaptation to improve conditions for occupants may be acceptable. This philosophy also extends to the glasshouse, where the changes made over time are largely integral to its heritage values today.

The heritage values of the stables building have been significantly diminished by changes made over time. The changes have been so extensive and have so altered the character and fabric of the building that there would be little merit in trying to return it to a prior state even if good evidence could be located. Therefore, the philosophy is also to conserve it 'as found' but to allow adaptation and reconstruction work that reveals earlier fabric or otherwise enhances heritage values.

For the grounds, the philosophy is to conserve the overall form and the original built elements of the landscape as found, but to allow change progressively over a period of time to enhance heritage values by emphasising its residential character and the singular nature of the site in the central city. This will include reinstating planting and landscaping elements more reflective of the Hannah family's time at the house than the current arrangements. Work is also needed to reduce the importance given to vehicles on the site in favour of making it safe, attractive and enjoyable for people to use.

7.2 Conservation Policies

Management

The place must always be managed as a coherent whole in order to avoid adverse effects on its heritage values, and no part is to be considered in isolation from any other part.

All decisions affecting the care and use of the place must always be made with the protection or enhancement of heritage values at the forefront and must be made with reference to this *Conservation Plan*.

Benefit for heritage values: This approach is critical to ensuring that heritage values are not diminished over time.

Change of Ownership

Protect the place, through statutory mechanisms if appropriate, to ensure heritage values are retained and enhanced in the event of any change of ownership.

Benefit for heritage values: Essential to ensure continuity of care of heritage values if ownership changes.

Compatible Use, and Managing Conflicts between Heritage Values and Use

Keep the place in a use that is fully compatible and which maintains or enhances its heritage values. Any use of the place, or part of the place, that could result in adverse impacts on heritage values is not allowed.

If issues arise that could lead to conflicts between the use of the place and the preservation and enhancement of its heritage values, the preservation of heritage values must always take first priority.

Benefit for heritage values: This approach is critical to help ensure heritage values are retained over time.

Limiting Change

Any proposals for work or change to Antrim House, however small in scale, and even if only intended for a limited period of use, must always be assessed against the principles, policies and recommendations contained in this *Conservation Plan* and be evaluated against the heritage values of the place as a whole to ensure that heritage values are always maintained or enhanced.

In the event of any doubt consult the appropriate conservation professionals for advice. Where there are potential adverse effects, first consult conservation professionals for advice on minimising or eliminating those effects and consult other stakeholders where appropriate.

Any change must always be designed and executed in a way that either keeps the place visibly unaltered or returns it to a more authentic earlier state (where that is considered desirable and is appropriate within the context of this *Conservation Plan)*.

The main implications for the ongoing management of the place are:

(a) The site and landscape must be kept clear and open, as it is at present. Changes, such as landscaping improvements, may be made to return the appearance of the site to a state more compatible with the character and nature of the house, or to make it safer or more appealing for use by the public.

(b) The exteriors of the buildings should not be changed from their present configurations, except where it is possible and appropriate to remove inappropriate modern features that would improve the appearance and sense of historic authenticity of the buildings.

(c) A limited amount of change could potentially be accommodated within the buildings, subject to the following constraints:

> Change to spaces, elements and fabric with a heritage value of HV1 (exceptional significance), or HV2 (moderate significance) must be avoided altogether or kept to an absolute minimum. Any changes must enhance heritage values and be reversible to the greatest extent practicable.
>
> Spaces, elements or fabric with a heritage value of HV3 (some significance), can be altered or adapted as needed, providing that changes do not impact adversely on the heritage values of adjoining spaces or the building as a whole, that any loss of heritage fabric of higher significance is kept to a minimum, and that the work is reversible. Changes should always be designed to enhance or maintain heritage values.
>
> Spaces, elements or fabric with a heritage value of nil, little or no significance, can be altered, providing that the changes do not adversely impact on spaces, elements, or fabric of higher heritage value. Changes should be reversible and should always be designed to enhance heritage values.

(d) Change to the place (including any incremental change) must be confined to the absolute minimum necessary to facilitate an ongoing compatible and safe use.

(e) The design and implementation of any changes that might be needed to keep the place in a compatible use for the future must follow the core conservation principles set out above and must always be designed to avoid future adverse effects arising from incremental change.

Incremental change, which means a succession of small-scale changes that can over time add up to adversely affect the heritage values of the place, has occurred at Antrim House. If and when the opportunity arises, action should be taken to improve the authenticity of the place, which may include undoing some earlier changes in whole or in part.

Benefit for heritage values: Positive – following these principles will ensure that the heritage values of the place are maintained or enhanced for the future.

Curtilage, Setting, Site and Landscape

The historic curtilage of the site (comprising the existing site boundaries plus the planted area of the western bank) must always be kept clear and open, and managed coherently with the site's landscaping.

The nature of the landscape and plantings should be returned progressively over time to a state more appropriate to the historic character and residential nature of the house, and better suited for use and enjoyment by staff, visitors and the public rather than for vehicle circulation and parking. An appropriate aiming point is the state of the grounds at the end of the Hannah family's time at the house. This work will eventually include substantially reducing (but not eliminating) the existing impact of vehicle circulation and parking on site.

Work with the owners of the western bank land to help maintain the open green character of the space behind the Antrim buildings and implement the recommendations of the 2018 management plan for this space. Manage the trees on the bank to minimise current and future risks to Antrim House.

Ensure the site is safe for visitors to use and enjoy. In particular, provide a vehicle barrier and safety fence at the top of the retaining wall to 69-71 Boulcott Street.

Benefit for heritage values: Positive – this will help ensure the heritage values of the place are maintained or enhanced for the future.

Condition Survey

Ensure the condition of the buildings and structures on site is monitored regularly – annually, or more frequently where appropriate – to ensure that faults are identified and attended to before they can escalate into serious problems and that maintenance or repair work is always carried out in a timely manner to prevent building fabric degrading.

The last known condition survey was carried out for the SPM system in September 2018. An initial inspection of the house was made for the purposes of this *Conservation Plan*. A précis of the findings, including a prioritised outline of remedial work recommendations, is given in Appendix 3, and a more detailed description is set out in the separate *Condition Report*. As part of the planning for any major work to any of the buildings or structures (e.g., roof replacement), carry out a detailed condition survey of each of the buildings and major structures on the site, including all the building and site services (and including all the drains). Also record the findings, including remedial work actions, in the SPM system as appropriate. Repeat this detailed survey every 10 years or more frequently if required for the effective upkeep of the buildings, structures, and services.

Benefit for heritage values: This is critical work to making sure the property is kept in both sound and functional condition over the long term.

Planning for Remedial Work and Maintenance

Use the information from the condition survey and the DSA to develop a detailed and prioritised scope of remedial and upgrading work for the whole of the property that can be planned for and implemented systematically, for instance as a series of projects over time. Periodically review the scope as work is carried out to make sure it remains relevant to the needs of the place.

Benefit for heritage values: Positive – this will help ensure the heritage values of the place are maintained or enhanced for the future.

Remedial Work and Maintenance

Carry out the highest-priority remedial works as needed to the house and outbuildings to ensure they are put into good condition. Repair work must be prioritised to both ensure the long-term survival of the place and its safety for people to visit and use. Focus must be given to ensuring that the buildings and structures remain sound, and that the buildings are kept in good water-tight condition. In particular, the roof of the house is long overdue for complete replacement (as is that of the stables), and the house is overdue for re-painting. At the time of writing (October 2022) work on the roof replacement is under way, but re-painting the house has been further deferred due to budget constraints).

Repair the front fence, as recommended in the 2019 Athfield Architects scope of work, to put it into good condition.

Repair materials should generally match the original materials, except where a higher technical standard is now required, or the original material is unavailable, or where the use of alternative materials is justified on conservation grounds. All repair work must be designed, specified, supervised and recorded by a conservation professional.

Prepare a detailed maintenance plan for the place that addresses its ongoing needs over a nominal 10-year period. This must include critical work that needs to be done frequently, such as clearing drains and cleaning the buildings, as well as longer-term matters such as painting the buildings and re-coating waterproofing membranes and set out a regime of regular inspections. The maintenance plan should be a standalone document, but its requirements should also be integrated into the SPM system as best as possible. Major inspections should be carried out by building experts.

Ensure adequate funding is always kept in place for maintenance, with a contingent fund to cover any repairs that fall outside of the normal cycle of repair and maintenance.

An outline maintenance plan, which is intended to serve as a kernel for a full plan, is set out in Appendix 4.

Benefit for heritage values: This work is critical to preserving the heritage values of the place for the future.

Interior Decoration and Fixtures and Fittings

The major spaces of the ground floor have largely been decorated to reflect their state in the Hannah area (NZHPT, early 1980s), whereas the first floor spaces maintain a strong sense of authenticity to the 1940 work. The sense of authenticity of the interiors throughout the building is diminished, in some cases severely, by inappropriate modern lighting, such as recessed halogen down-lights, track lights, and surface-mounted fluorescent battens. In many cases the existing lighting is no longer suitable for the use of the spaces. Mismatched window treatments, including a wide variety of blinds, also detract from the sense of authenticity of many of the rooms.

To better harmonise the lighting with the building, develop a master plan for lighting the building, including the exterior, setting out the approach to be taken in each space and the kinds of fixtures that would be appropriate. Put in place a long-term plan to progressively replace light fittings and fixtures with ones more appropriate to the period of the buildings and character of each space. Similarly, take a coordinated approach to harmonising window treatments throughout the buildings.

Benefit for heritage values: Positive, removing elements that detract from the sense of authenticity of the place will enhance its heritage values. Ensuring lighting is fit for purpose will also improve working conditions in the building.

Disaster Risk Management

As identified above, Antrim House faces a variety of potential risks and threats to its future, including a number that could potentially have disastrous consequences. To manage these threats in a co-ordinated and strategic manner, and to ensure that the management of the place is appropriate to retaining it for the indefinite future, a disaster risk management plan must be prepared. This will be a document that stands alongside the *Conservation Plan*, focussed on actions to be taken before, during and after a disastrous event. The document should be prepared with someone familiar with developing such plans for heritage purposes.

Amongst other matters, the disaster risk management plan should include:

- A statement describing the heritage values of the place
- An assessment of the likely natural and other hazards that the place could face (some of these are already listed in this plan)
- An evaluation of the risk posed by those hazards
- Preparation of a plan of action, incorporating reduction (actions taken to minimise risk), readiness (preparing for a disaster), response (how to respond to an event) and recovery (how to recover cultural heritage value post-disaster).
- Identification of chattels and collection items to be protected in the event of a disaster.

The disaster risk management plan should be reviewed regularly and modified where needed to best suit the needs of the place. As part of this, the place should be physically

assessed at regular intervals (nominally 10-yearly), to ensure that it remains in sound condition and properly able to resist earthquakes and severe weather events. It should also be reviewed or updated after an event or when new information comes to light about a potential risk.

The key to successfully planning to mitigate the effects of disasters is in the '4Rs':

> **Reduce** risk – eliminate or minimise all manageable risks to the place;
>
> **Readiness** – have a plan in place for a possible disaster;
>
> **Response** – have an effective plan for the actions to be taken during and after an emergency;
>
> **Recover** – plan for actions to be taken to recover heritage values in the aftermath of a disaster.

The core focus of the DRM plan must be the protection of the heritage values of the place, and this must be well-grounded in understanding the particular physical weaknesses and vulnerabilities of the building. This bears on the nature of risk reduction and readiness work that might be carried out, as well as to disaster response planning.

Risk reduction

The purpose of risk reduction work is to improve the resilience of the place. This includes carrying out regular maintenance to ensure buildings and structures are kept in sound condition. It is important that the management of the place is focussed on the protection and enhancement of heritage values (adopting and using this *Conservation Plan* will aid this). Where resilience work relates to the fabric of the building it should be carried out without adversely impacting on its heritage values to the greatest extent possible. It is counterproductive to preserve a building at the expense of its heritage values, but there is also little point in preserving it without carrying out work that can be done to help ensure its survival to carry its heritage values into the distant future.

Readiness

Preparation in readiness for a disaster is a natural parallel to risk reduction work and it is critically important to have both a realistic and achievable plan for response to different kinds of disasters as well as materials and equipment available to effect a response without delay.

Examples of scenarios to consider could include minor earthquake damage, major earthquake damage, collapse of retaining walls in an earthquake and landslides at the west, or scenarios of a spectrum of levels of fire damage. Consideration must be given to both primary and secondary hazards, including the potential for cascading and cumulative effects.

It is important to train staff to handle a disaster response in the first instance. As part of the preparation, maintain relationships with people and organisations who could assist

in an emergency, including roofer, builder, electrician, plumber, security, structural engineer, conservation architect etc..

Preparation may include keeping a stock of temporary repair materials (e.g. ply sheeting, timber framing, tarpaulins and the like) and temporary security fencing in accessible storage near the site.

Response

Response work must aim to ensure the place can be safeguarded as quickly as reasonably practicable in the event of a major disaster to minimise the extent of loss or damage, and to reduce the risk of further damage in the short term, until more permanent repairs can be effected. A vital part of disaster response is recording and assessing the condition of the place and engaging expert advice to assist in planning for the recovery.

One of the first actions after a disastrous event is to secure the place with a cordon, or temporary fencing or hoardings. Managing access to the site for any urgent work is also a critically important matter.

Recovery

Amongst other recovery actions, it is critical to:

- Consult with insurers to help ensure that future conservation work is supported in an insurance claim;
- Establish a buffer around buildings and structures, remove debris, and store salvaged heritage fabric;
- Engage appropriate expert advice;
- Prepare a communications plan to keep stakeholders and the public well informed.

Benefit for heritage values: Essential for the long-term management of the place and ensuring that its heritage values endure.

Fire Protection

Ensure a high standard of fire protection is maintained for the property.

Provide arc fault detection to the power supply to each of the buildings in order to minimise the risk of an electrical fire starting. (This work has been completed in the house, as of October 2022).

Extend the existing automatic fire sprinkler system across to the stables and the glasshouse to provide property protection for the outbuildings.

When the existing sprinkler system falls due for replacement or major overhaul (likely to be within the next 10 years or so), consider installing a specialist protection system (such as a misting system or gas flood system) to better protect the contents of the building from damage, at least in critical areas such as the library and file room where

irreplaceable items or materials are stored. Similarly, consider installing a VESDA fire detection system to provide very early warning of any trouble.

Benefit for heritage values: Positive – it is vitally important to limit the spread of fire but also very important to limit the adverse effects of a fire and fire-fighting effort (e.g., smoke and water damage) to prevent loss and minimise damage to important building fabric, documents and artefacts in the buildings.

Structural Assessment and Securing Work

Commission a detailed seismic assessment for the two outbuildings and the major retaining walls to identify any structural upgrading work that may be required to ensure the good performance of the buildings and structures in a major seismic event and to leave an acceptable level of damage. Plan any upgrading work to have the minimum possible impact on heritage values, and, where possible, to be carried out in conjunction with other major building work.

Benefit for heritage values: Critical for the long-term preservation of the place – a severely damaged structure is much less likely to be repaired or restored than a moderately damaged structure.

Exterior Lighting and Security

The present use of the buildings means the site is effectively unoccupied at night and on weekends. Consider installing discrete security cameras to monitor the site, especially at night, to help discourage any unwanted nocturnal visitors and lower the risk of vandalism.

Ensure the site is always attractively presented to the street, including at night. The open nature of the grounds means there is ample opportunity to light the exterior of the house and the grounds. This will increase the prominence of the buildings in the streetscape at night and should be used to enhance the architectural values and streetscape values of the house and site.

Benefit for heritage values: Positive – this will help draw attention to the buildings and diminish the risk of vandalism or theft.

Monitor Use Impacts

Monitor the impacts of use on the buildings, collection items and grounds over time. This is best done by keeping an ongoing photographic record, with images taken regularly (i.e., annually) of critical areas or elements. If building fabric or collection items show excess wear and tear, or if the use of a particular space affects building fabric or causes issues, take positive action to prevent further deterioration or damage. This may include changing the use of spaces, limiting access, protecting some elements in situ or taking collection items out of general circulation and use.

Benefit for heritage values: Important to ensure the use of the place does not impact adversely on the integrity of its fabric.

Recording

Build up a detailed record of the fabric of each of the buildings and structures on the property, to a standard sufficient to enable a faithful reconstruction of each in the event of a major disaster that could cause significant or total loss. Over and above accurate measured drawings, suitable recording tools could include photography, detailed 3d scanning, 3d photo mapping, photogrammetry by drone, and direct measurements and cataloguing of architectural and finishing details. Although the elevations of the house have previously been scanned (2012), HNZPT does not currently have the CAD files or point cloud from that scan, and there are no accurate plans of the house.

Benefit for heritage values: Detailed recording will enhance the understanding of the place and better inform its long-term management and will facilitate planning work on the site. It will also provide the critical source of information for reconstruction work should this ever be necessary.

Record-Keeping

Collect copies of the records of prior work at the property into a single file, and keep a record of all future work, whether repairs or maintenance or new work, in the same file so that the history of work on the property can be quickly and easily understood and any persistent faults can be tracked over time. Where feasible, integrate this information with the SPM system to improve visibility of past maintenance actions and better inform future maintenance requirements.

Keep detailed records of all decisions and actions that have affected the place or will affect the place in the future and the reasons for taking them, including any justification on conservation grounds. This is to inform future decision-makers properly.

Benefit for heritage values: Essential for the effective long-term management of the place.

Collection

The Antrim House collection has some importance to the understanding of the place, and it has historic value in its own right. It must be conserved for the future and the items relevant to the house should be kept in the house, except where this is not consistent with their preservation.

Take appropriate actions to provide an appropriately controlled and secure environment to protect stored items against deterioration or damage. This may include upgrading or replacing the current storage cupboard. Protect items that are on display or in use from loss or damage and regularly monitor the condition of the collection. Carry out conservation work to the collections items as needed.

Benefit for heritage values: Important for the preservation of the collection.

Archaeology

The whole of the site must be managed as an archaeological site, and all work affecting the ground must be planned and executed to minimise any adverse effects on archaeological values. Where archaeological items might be used in the interpretation of

the site (e.g., Hannah's turntable), obtain advice on the most appropriate treatment and conservation of these items.

Benefit for heritage values: Important for the retention of archaeological values.

Interpretation

There is a good opportunity to improve the provision of information on the house and site to the public. Tours are a longstanding and important part of the interpretation and visitors to the site are normally provided with verbal interpretation of the place. However, only a modest amount of information is available separately on-site. There are plenty of stories that could be told about the place that are only hinted at in current interpretative material. The historical material gathered for this *Conservation Plan* could be utilised both on and off site to improve visitor experiences.

Benefit for heritage values: Any opportunity to improve understanding of the values of Antrim House in the wider community will assist its conservation, foster respect for its fabric, and improve the general appreciation of its heritage values.

Sustainability and Energy Use

The buildings are intended to have an indefinite service life. To help ensure they remain fit for purpose and are kept in a compatible use, work is needed to provide reasonably comfortable working conditions for staff and visitors along with adequate conditions for the storage of documents and collections items.

As the buildings were not designed with current energy performance requirements in mind, this means that investigation is required to determine the most efficient use possible of energy, how to minimise overall energy consumption, and how to minimise the site's contribution to climate change, all while minimising any impact on the heritage values of the buildings or site. To that end, commission a detailed energy use review for the whole of the site, reporting on matters such as insulation, double glazing, appropriate methods for heating to minimise emissions, minimising the consumption of electricity, staff working arrangements and travel and the like. Recommendations for any upgrading work must be responsive to the conservation and heritage requirements set out in this *Conservation Plan*.

Devise a long-term plan for progressively implementing work to reduce energy use and enhance the sustainability of the use of the buildings, to be carried out in coordination with any structural upgrading or improvements to other building services.

Benefit for heritage values: This will help ensure the buildings are kept in use and looked after for the long term.

8.0 Recommendations

8.1 General Recommendations

1. Conservation Policy

Appropriate actions shall be taken to comply with the conservation philosophy for the place and all policy statements given in section 7 of this plan.

2. Management and Use

All decisions affecting the care and use of the place must be made with the protection or enhancement of its heritage values at the forefront.

Ensure the site and buildings always have a compatible use.

Where any issues of conflict between use and heritage values arise, preservation of heritage values shall take first priority.

3. Protect Fabric

Prioritise work that ensures the physical integrity and safety of the buildings (e.g., keeping them water-tight, structurally sound and safe to occupy) and the integrity and security of the main structures on the site, over any other work.

4. Funding

Set aside an adequate long-term budget to fund ongoing annual repair and maintenance work. Ensure that there is a budget for additional major works expenditure on a nominal 10-yearly cycle (such as painting), and a contingent budget is kept both for repairs that fall outside the normal maintenance cycle and for emergency repairs, to ensure that the whole of the built fabric of the place is always kept in first-class condition.

5. Changes

Any work or change proposed to the place must be evaluated against this *Conservation Plan* to decide if there are any potential adverse effects on heritage values. The aim must always be to avoid adverse effects.

6. Statutory Requirements

Any repair or maintenance work – and any other physical work to the buildings or major structures on the site – must comply with the requirements of the Building Act 2004 and all other relevant statutory requirements, including requirements of the WCC District Plan. Obtain all necessary consents and approvals before carrying out any work.

8.2 Specific Recommendations

1. Site and Landscape

Develop a comprehensive landscape management plan for Antrim House to provide for the long-term continuity and enhancement of the heritage values of the landscape, the setting of the house, and the buildings and main structures on site.

Engage with the owners of the properties to the west and work to implement the 2018 management plan for the vegetation of the bank.

2. Condition Survey

Once the current work to the house is completed (2023), carry out a new full condition survey of each of the three buildings and the main structures on the site, including all the building and site services and retaining walls prior to commencing planning for the next phase of remedial work. Note that the condition of the drains has been surveyed, and underground services have been located and marked on a survey plan as of October 2022. Integrate the findings of the condition survey into the SPM system as best as possible.

3. Planning Remedial Work

Develop a comprehensive, detailed and prioritised scope of remedial and upgrading work for the property that can be planned for and implemented systematically as a sequence of projects over time. Periodically review the scope as work is carried out to make sure it remains relevant to the needs of the place.

3. Repair and Remedial Work

Carry out the highest-priority repair and maintenance work that is now necessary for the house, including replacing the roofing, re-painting the exterior and repairing the decks and balconies and the like, all as needed to put the building envelope into sound and weathertight condition. Similarly, carry out necessary repair and maintenance work to the stables roof, and to the Boulcott Street fence.

Establish a long-term programme to complete the other remedial works in descending order of priority.

4. Maintenance Plan

Following completion of the most critical remedial work, prepare and implement a detailed maintenance plan for the buildings and structures to cover their maintenance and inspection needs over a nominal 10-year time-frame. Integrate this plan with the SPM system as best as possible. The plan must be periodically reviewed and adjusted to make sure that it is functioning properly to protect the place and its fabric and that it meets the needs of its users; it must be updated when each stage of the remedial work is completed.

5. Interior Decoration, Fittings and Fixtures

Continue the long-standing approach of decorating the buildings in a way that is generally consistent with the Hannah's time at the house. Progressively change out light

fittings in the house and outbuildings over time until the fittings in each space are appropriate to the character and heritage values of the space and all inappropriate modern fittings have been removed. Note that any recessed downlights must be able to be covered with insulation.

Similarly, change all the window treatments until these are consistent throughout the house and outbuildings and appropriate to their collective character.

6. Disaster Risk Management Plan

Prepare a comprehensive disaster risk management plan for the whole place, including the house, outbuildings, structures and landscape. This will be a document that stands alongside the *Conservation Plan* and is focussed on actions to be taken before, during and after a disastrous event in order to secure the heritage values of the place.

7. Fire Protection

Provide arc fault detection to the electrical supplies to the outbuildings to minimise the risk of electrical fire.

Extend the existing fire sprinkler system through to the glasshouse and the stables, to provide for the long-term property protection of the outbuildings.

When major work to the sprinkler installation falls due, or its full replacement, consider installing a specialist fire protection system, such as a misting system, to better protect the contents of the buildings (including the Antrim House collection, and the records) from water damage in the event of a fire.

At the same time, consider installing a VESDA type smoke detection system in the house and outbuildings to provide the earliest possible warning of a fire.

8. Structural Assessment

Commission a Detailed Seismic Assessment for the two outbuildings, including the west retaining wall and its extension behind the stables, the Boulcott Street retaining wall and fence and other major structures on the site. The DSA is to identify any issues or weaknesses and provide recommendations for any remedial or upgrading work required.

9. Exterior Lighting and Security

Install an exterior lighting system to better light the house, outbuildings and grounds at night – to show off the architecture, to increase the presence of Antrim House in the streetscape and promote its architectural values and to discourage unwanted visitors.

10. Record Keeping

Collect copies of the records of prior work at the property into a single file, and keep a record of all future work, whether repairs or maintenance or new work, in the same place. Keep detailed records of all decisions and actions that have affected the place in the past, or will affect the place in the future and the reasons for taking them, including any justification for conservation reasons.

11. Collection

Take appropriate actions to provide an appropriately controlled and secure environment to protect stored collection items against deterioration or damage. Protect items that are on display or in use from loss or damage and regularly monitor the condition of all the collection items (particularly those that are in use or on display). Carry out conservation work to the collections items as needed.

12. Archaeology

Apply for an Archaeological Authority to cover future maintenance activities on the site, such as drainage work and changes to the landscaping.

13. Interpretation

Replace any out-dated existing sign boards and develop additional on-site and off-site interpretation, including digital resources, to help improve the appreciation of the heritage values of the place. The material gathered in this *Conservation Plan* may be useful in developing interpretative material.

Provide interim interpretation material to each of the main rooms to explain their original use and subsequent history.

14. Energy Use

Commission a detailed energy use review for the whole of the site, to report on matters such as insulation, double glazing, appropriate methods for heating to minimise emissions, minimising the consumption of electricity, working arrangements and travel and the like.

Devise a long-term plan for progressively implementing work to reduce energy use, to be carried out in coordination with any structural upgrading or improvements to other building services.

15. Review of Conservation Plan

Review this *Conservation Plan* at 10-yearly intervals, or more frequently if needed, to make sure that it remains relevant to the needs of the place and its users, and that it is up to date with any changes in the statutory or regulatory environment or new structural design or conservation knowledge.

Appendix 1: As-Existing Drawings

This appendix includes CAD tracings of the two floor plans from drawings prepared by the Ministry of Works in 1978, which were prepared in 2020 by Caleb Chan, then a 3rd year student at Victoria University of Wellington's School of Architecture, a set of elevations prepared by ASBuilt Ltd in 2012, measured drawings of the stables and glasshouse, and a site services plan prepared by R&D Architects Limited (the latter mapped on to a survey plan prepared by Spencer Holmes Limited).

An electronic copy of the base CAD files has been supplied to HNZPT (Autocad 2000 format).

The drawings are:

R&D Architects Ltd

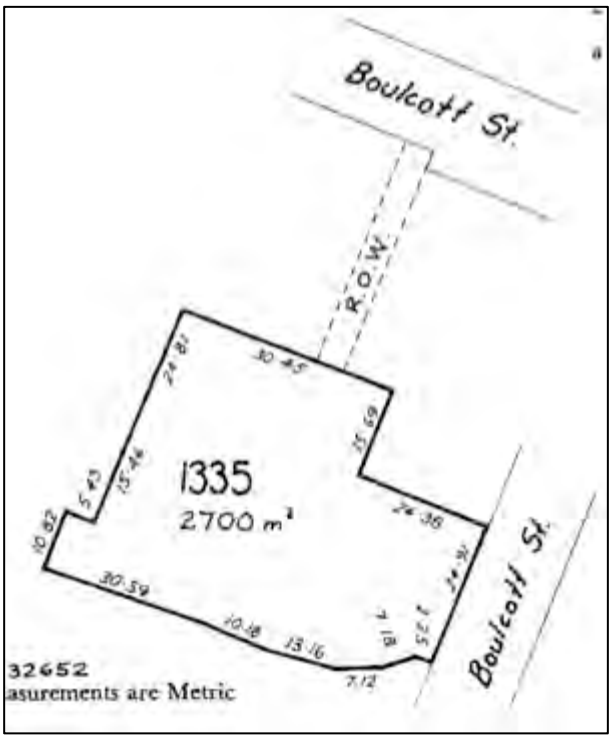
A-MD01	Antrim House, Ground Floor Plan*
A-MD02	Antrim House, First Floor Plan*
G-MD01	Glasshouse Floor Plan
G-MD02	Glasshouse Elevations
G-MD03	Glasshouse Section
S-MD01	Stables Floor Plan
S-MD02	Stables Elevations and Section
SCV-01	Site Services Plan

* The house was not measured for these drawings. Detailed measurements should be taken, and an accurate set of measured drawings should be prepared when the opportunity arises.

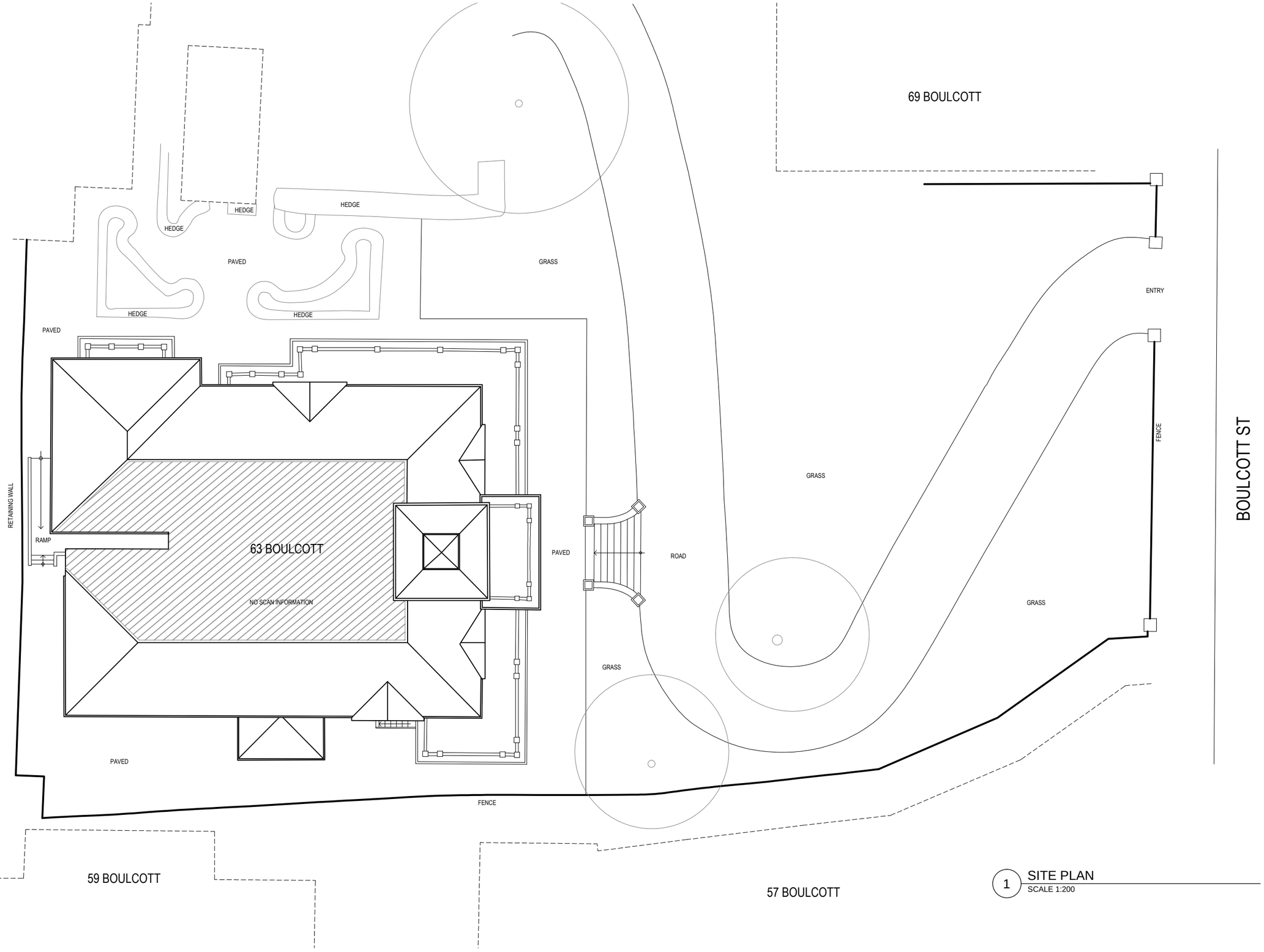
ASBuilt Ltd (2012)

01	Site Plan
02	Roof Plan (part)
03	East Elevation
04	North Elevation
05	South Elevation
06	West Elevation

As far as the authors are aware, the ASBuilt drawings only exist as PDF files.



Site boundaries, from current Certificate of Title



1 SITE PLAN
SCALE 1:200

GENERAL NOTES:

REVISIONS:

Rev.	Date	Item	Initial	Check
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asBUILT Laser Scanning Solutions
LEVEL 4, 34 BARRYS POINT ROAD, TAKAPUNA, AUCKLAND 0622
+64 9 489 9677 I www.asbuilt.co.nz

PROJECT: ANTRIM HOUSE, WELLINGTON

SHEET: SITE PLAN

SCALE: 1:200 @ A3
DRAWN: SW
DATE: 29.05.13

DRAWING NO. 01 | PROJECT NO. 78 | REV: -

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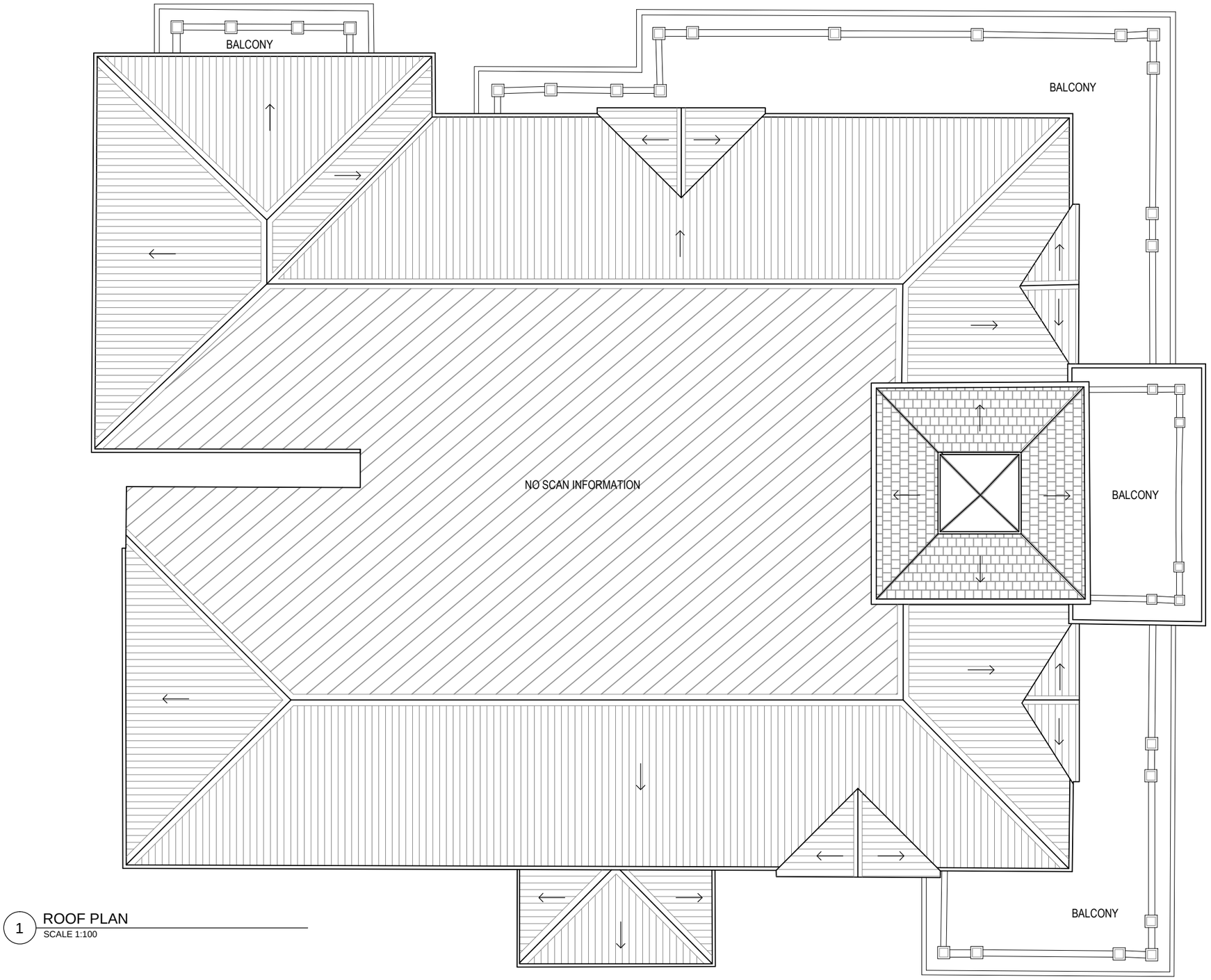

1 ROOF PLAN
SCALE 1:100

GENERAL NOTES:

REVISIONS:

Rev.	Date	Item	Initial	Check
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PROJECT:
ANTRIM HOUSE, WELLINGTON

SHEET:
ROOF PLAN

SCALE: 1:100 @ A3
DRAWN: SW
DATE: 29.05.13

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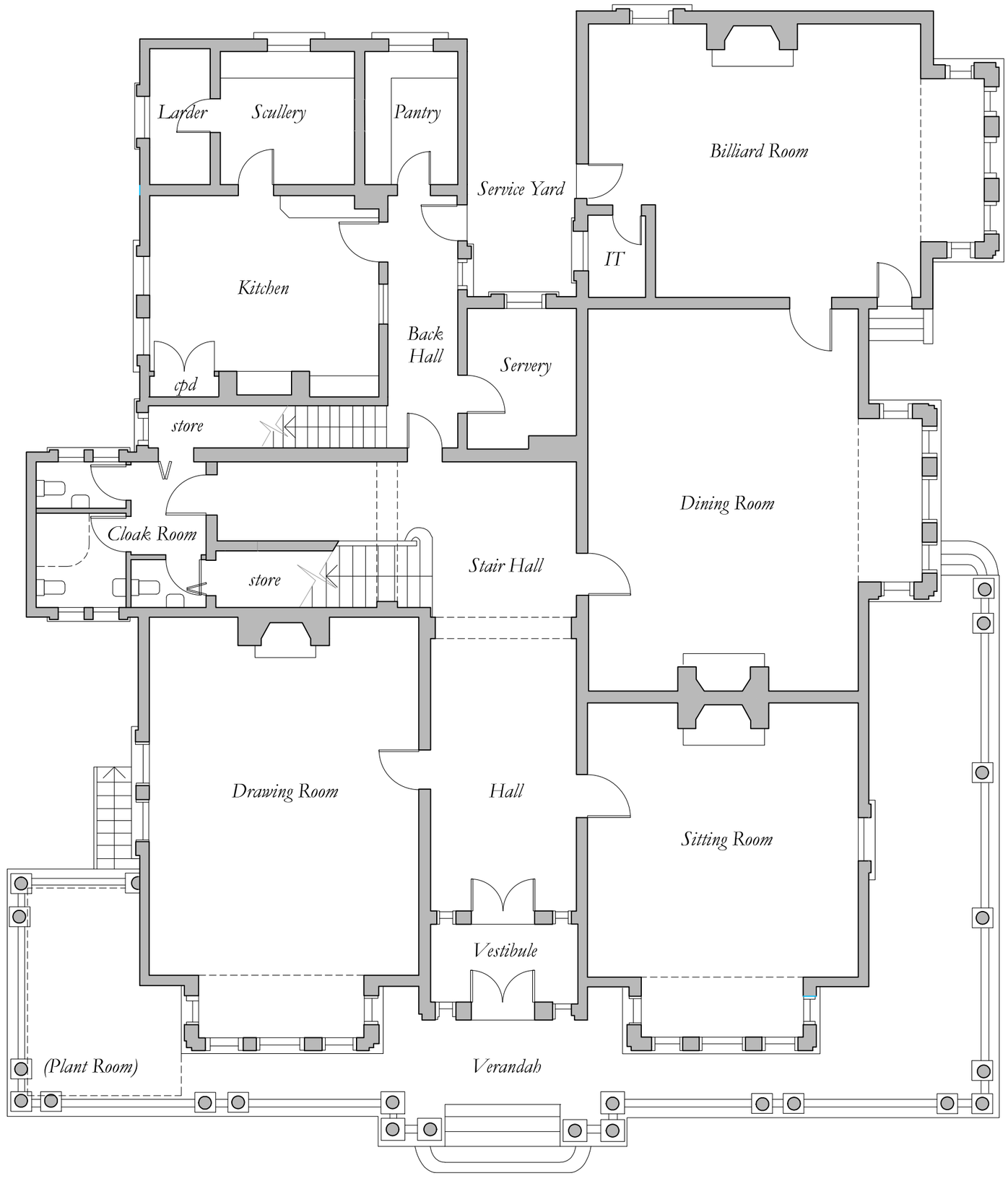

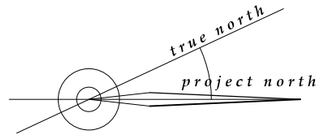

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R & D ARCHITECTS LIMITED 7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353		

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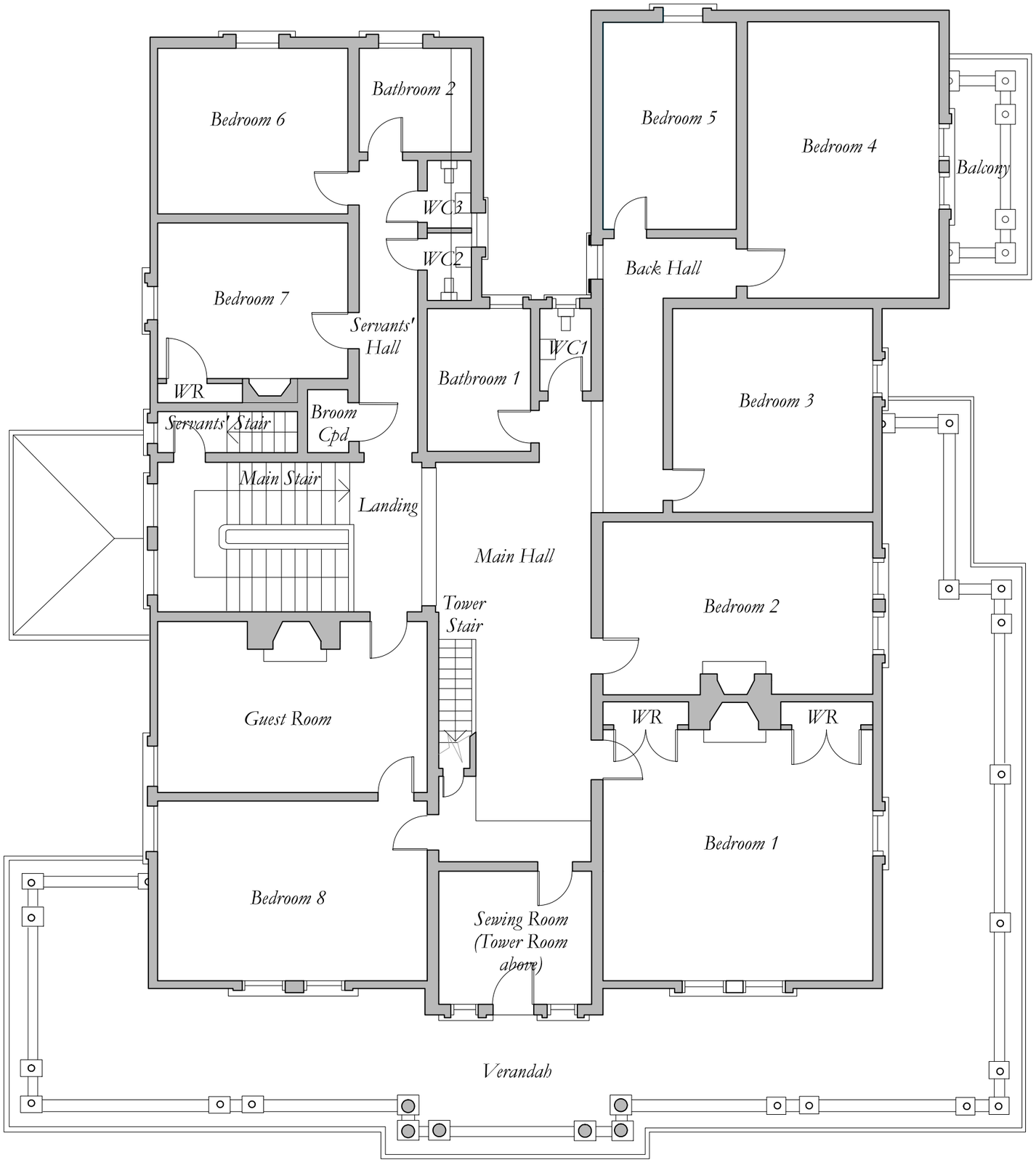

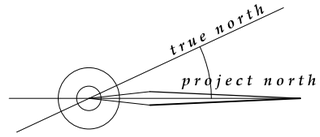

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1 EAST ELEVATION
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PROJECT:
ANTRIM HOUSE, WELLINGTON

SHEET:
EAST ELEVATION

SCALE: 1:100 @ A3
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DATE: 29.05.13

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1 NORTH ELEVATION
SCALE 1:100

GENERAL NOTES:

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PROJECT:
ANTRIM HOUSE, WELLINGTON

SHEET:
NORTH ELEVATION

SCALE: 1:100 @ A3
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DATE: 29.05.13

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1 SOUTH ELEVATION
SCALE 1:100

GENERAL NOTES:

REVISIONS:

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PROJECT:
ANTRIM HOUSE, WELLINGTON

SHEET:
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SCALE: 1:100 @ A3
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DATE: 29.05.13

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1 WEST ELEVATION
SCALE 1:100

GENERAL NOTES:

REVISIONS:

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LEVEL 4, 34 BARRYS POINT ROAD, TAKAPUNA, AUCKLAND 0622
+64 9 489 9677 I www.asbuilt.co.nz

PROJECT: ANTRIM HOUSE, WELLINGTON

SHEET: WEST ELEVATION

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DATE: 29.05.13

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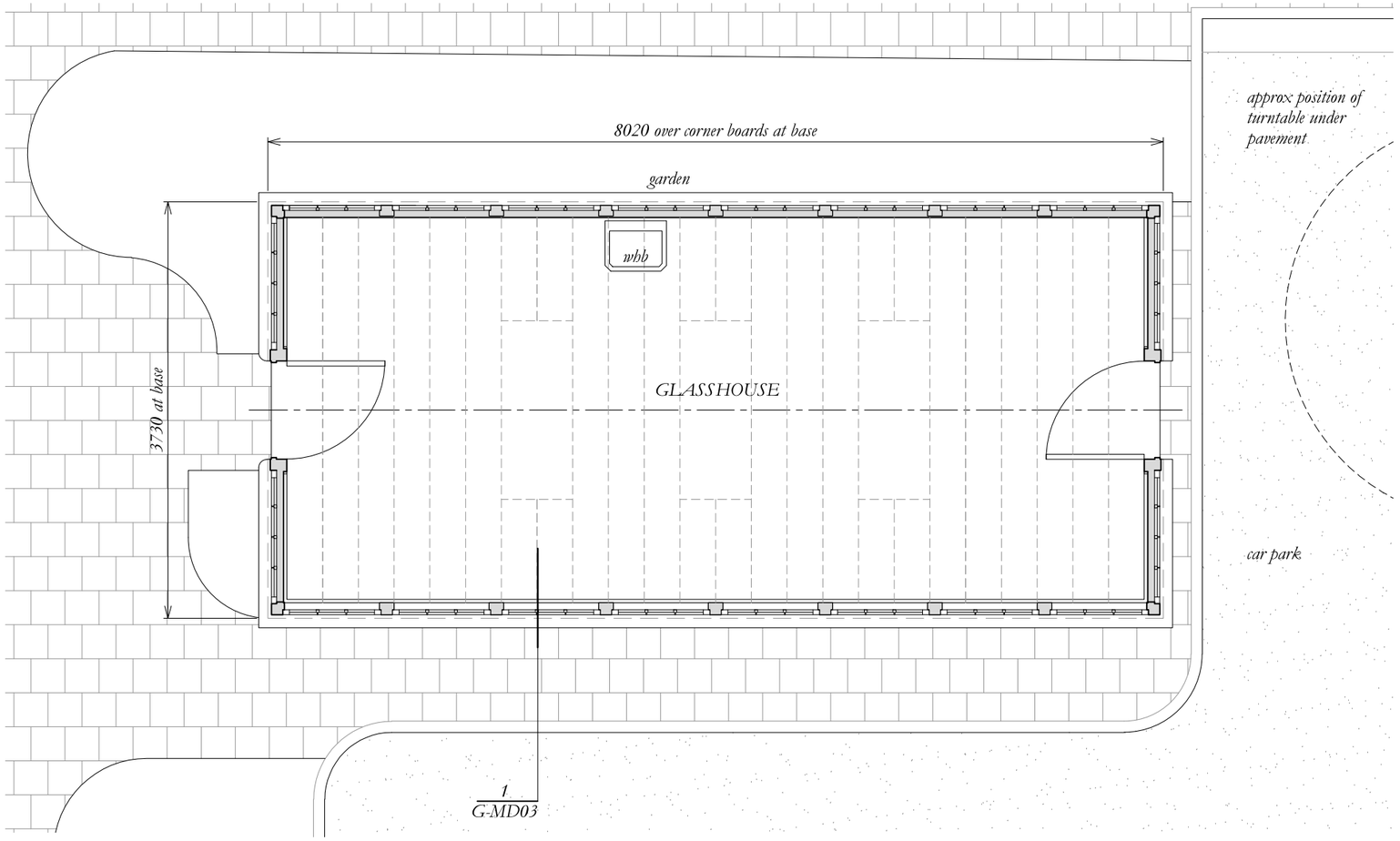

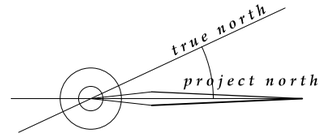

1 **GLASSHOUSE FLOOR PLAN**
1:50

ANTRIM HOUSE GLASSHOUSE **63 BOULCOTT STREET**	**EXISTING PLAN** 20-2-20	**3215** **G-MD01**
R & D ARCHITECTS LIMITED 7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353		

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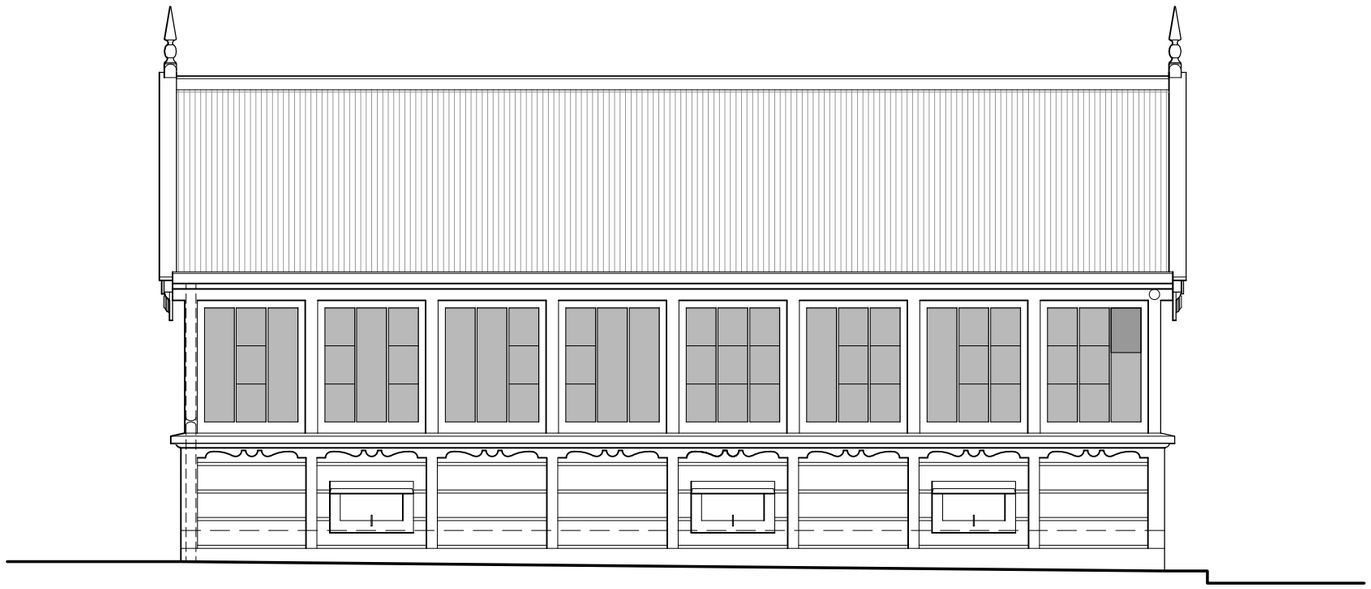

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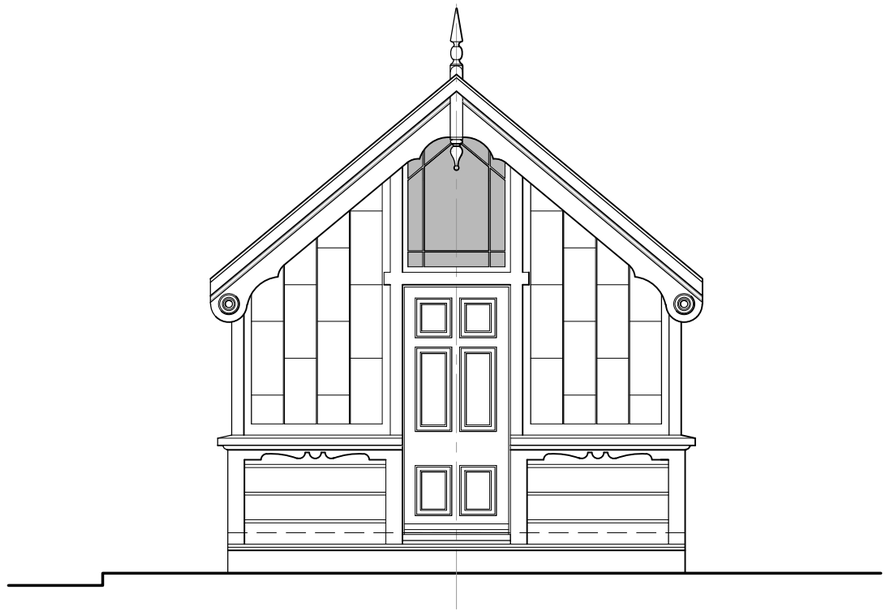
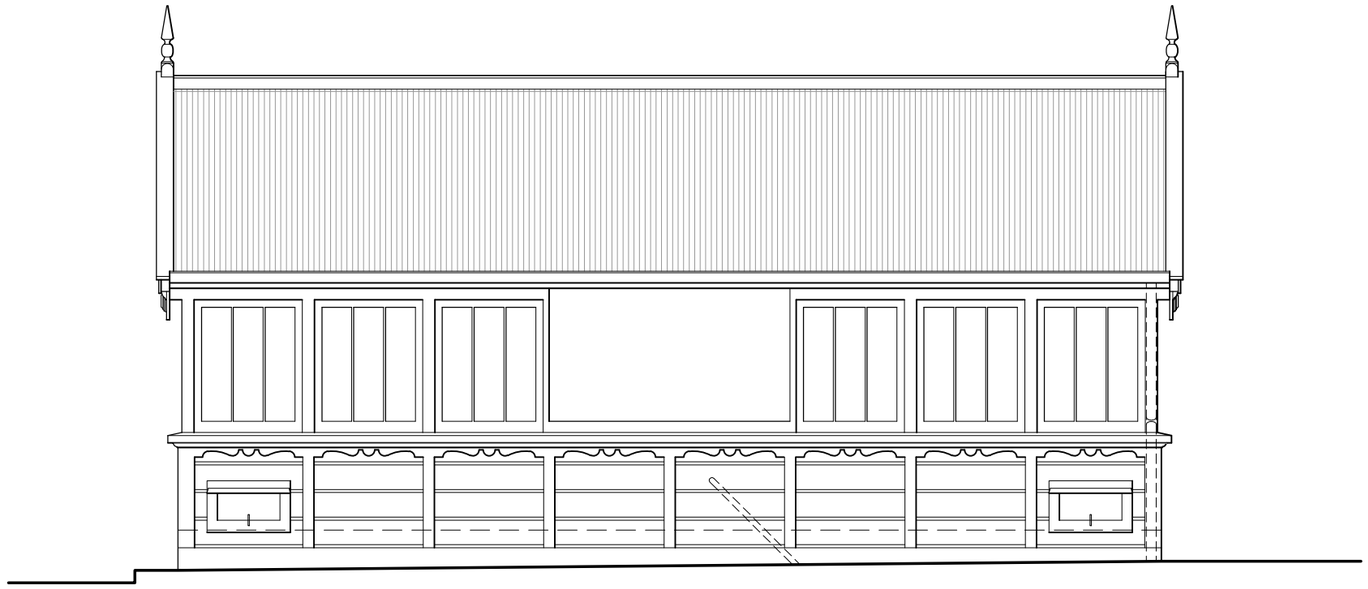


2 **NORTH ELEVATION**
1:50

2 **NORTH ELEVATION**
1:50



4 **WEST ELEVATION**
1:50

ANTRIM HOUSE GLASSHOUSE **63 BOULCOTT STREET**	**EXISTING ELEVATIONS** 20-2-20	**3215** **G-MD02**
R & D ARCHITECTS LIMITED 7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353		

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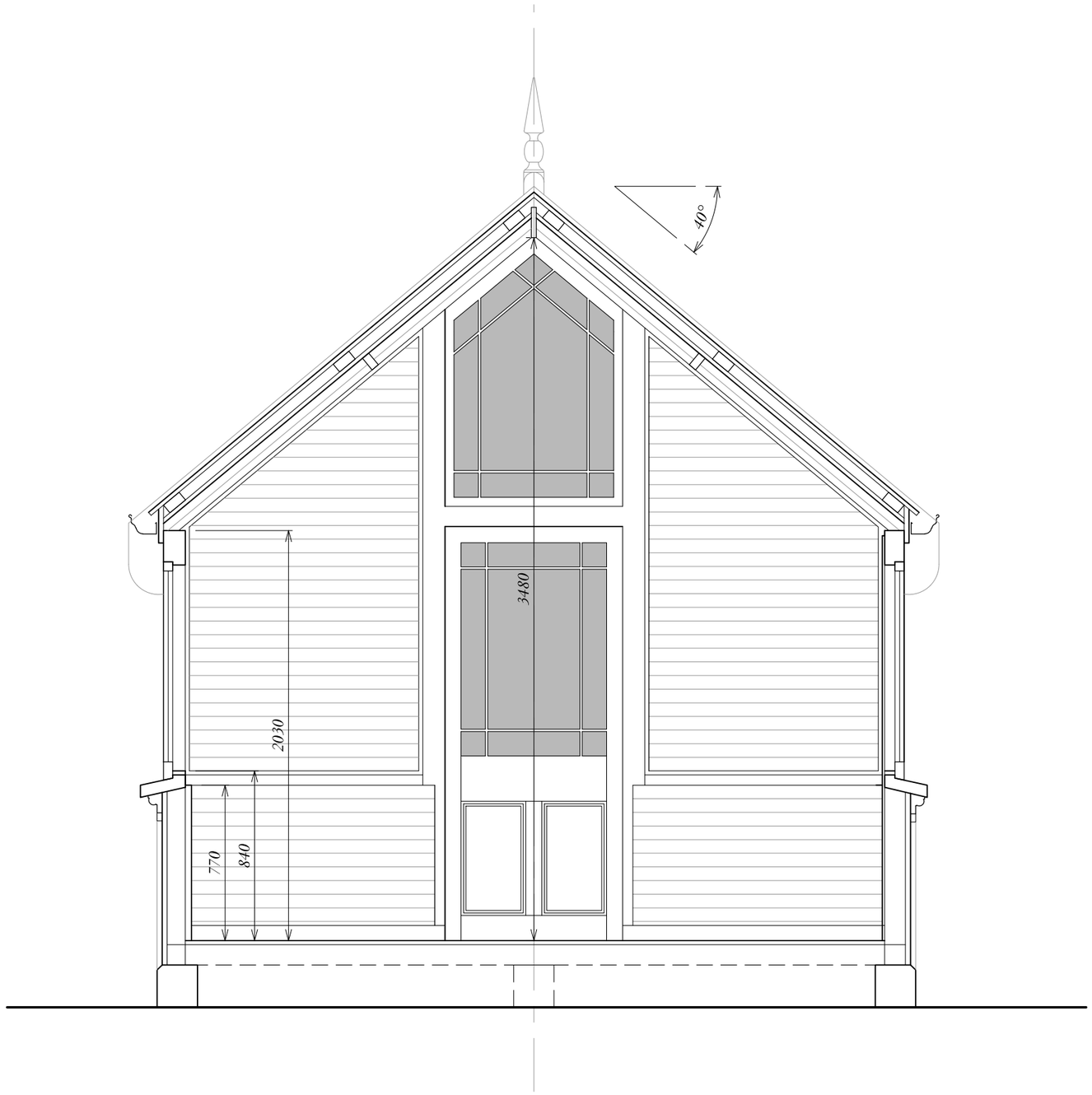

1 TRANSVERSE SECTION
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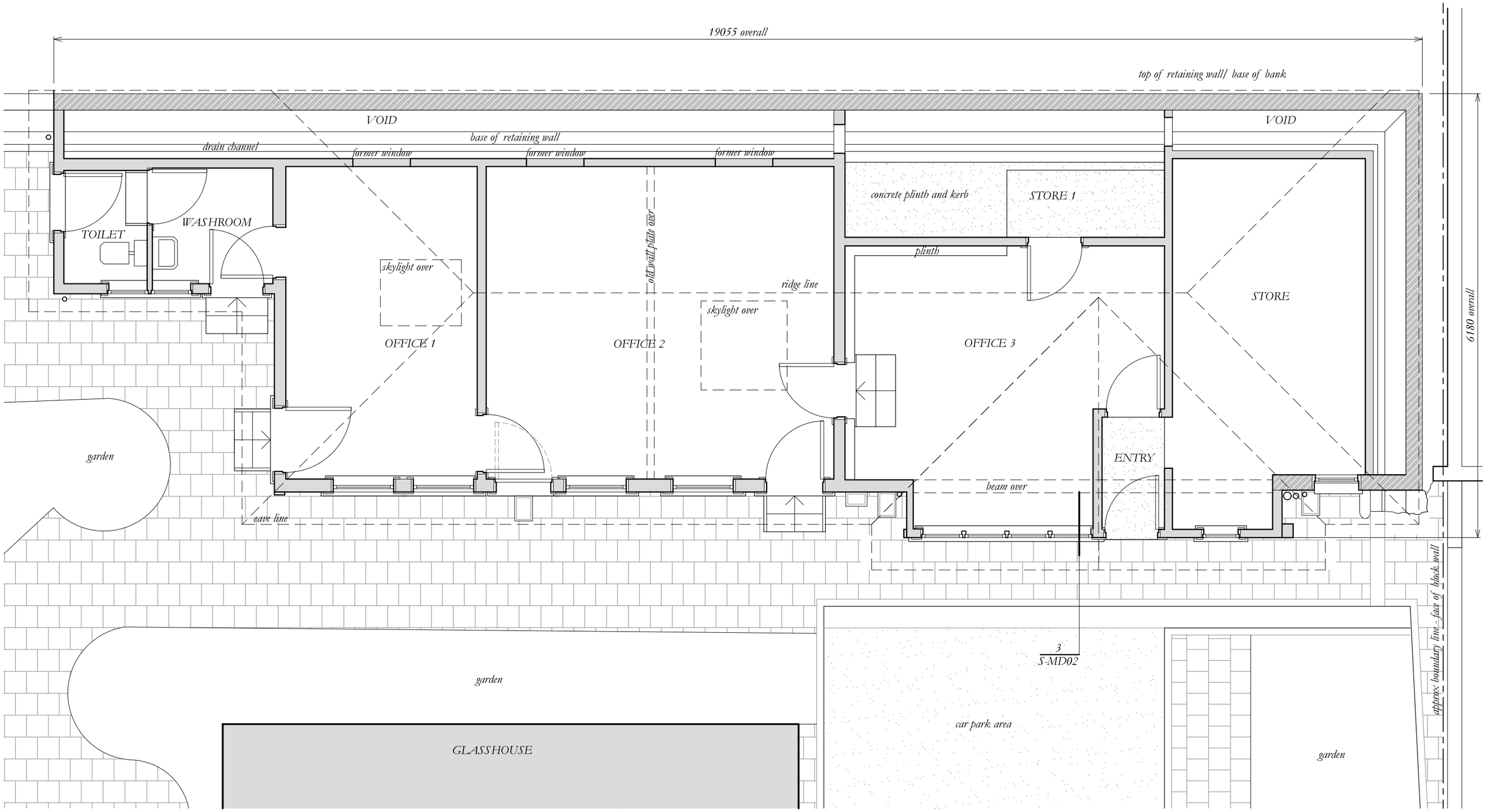
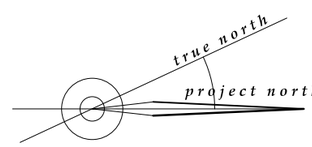


1 STABLES FLOOR PLAN

1:50



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R & D ARCHITECTS LIMITED 7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353		

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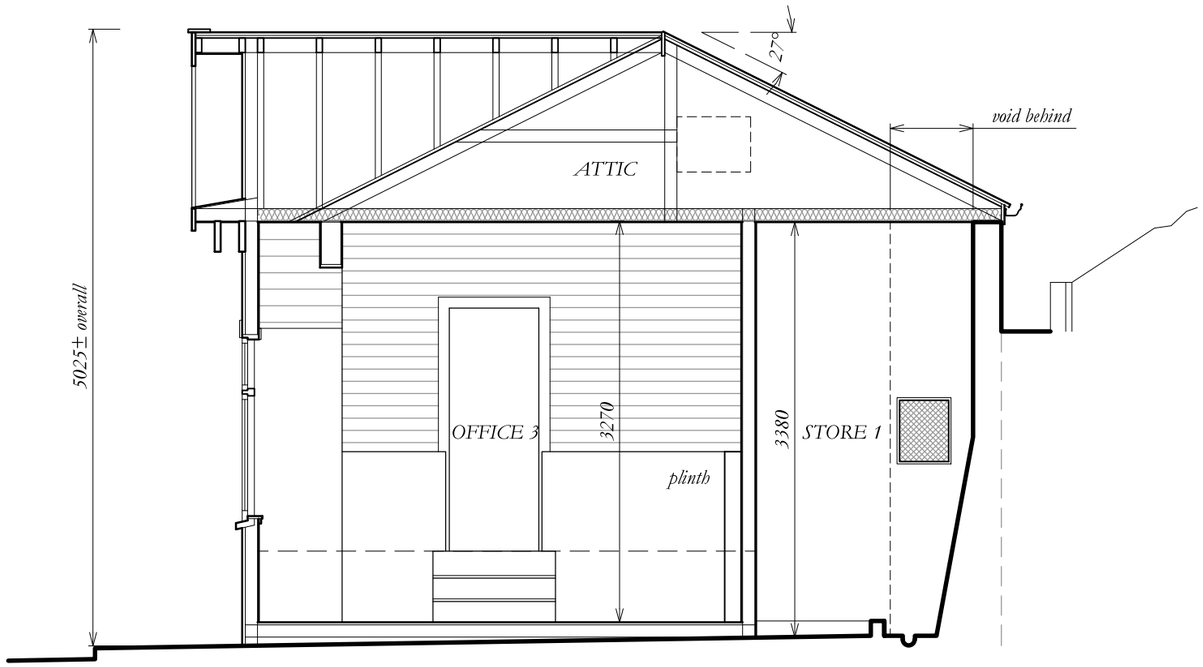

3 TRANSVERSE SECTION
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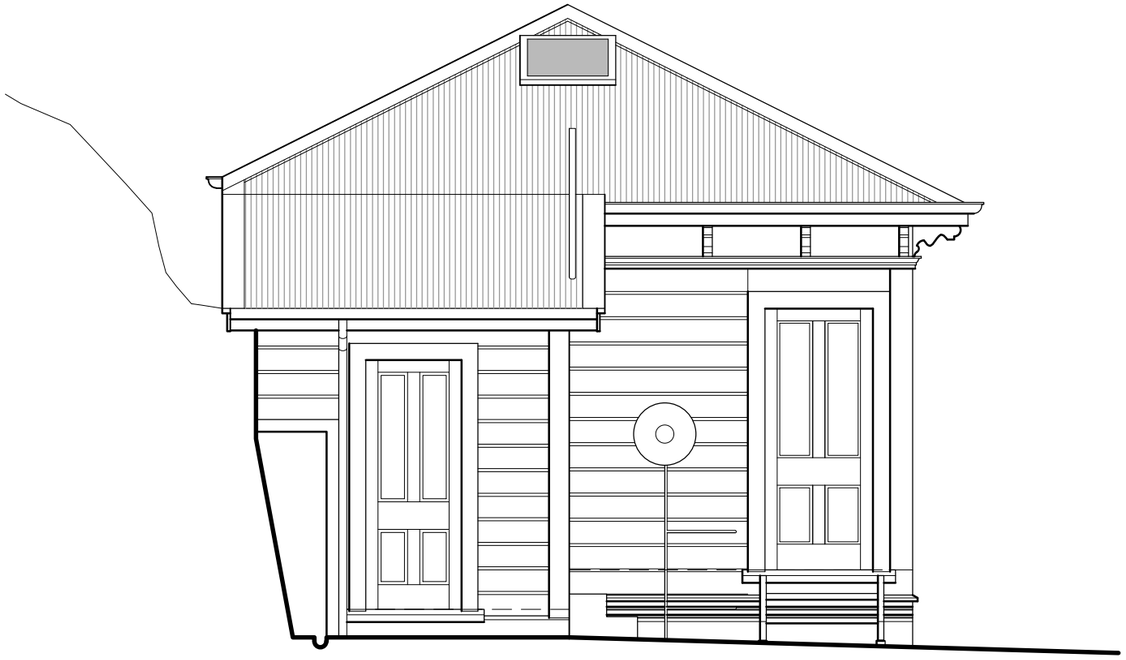

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ANTRIM HOUSE STABLES 63 BOULCOTT STREET	EXISTING ELEVATIONS 20-2-20	3215 S-MD02
R & D ARCHITECTS LIMITED 7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353		

97 Boulcott Street
(apartments)
driveway
69-71 Boulcott Street
Offices/ apartments
LEGEND
1.00 depth below grade in metres
SW stormwater
SS sewer
line not inspected with camera
GAS gas (40mm main)
W water main (50mm blue plastic)
E power
T communications (telephone and data)
unknown services
retaining wall
gate
footpath
BOULCOTT STREET
boundary fence
path
59 Boulcott Street
57 Boulcott Street
redundant water
ANTRIM HOUSE SITE SERVICES
63 BOULCOTT STREET
SITE SERVICES PLAN
25-5-22
R & D ARCHITECTS LIMITED
7 LYTTON STREET, WADESTOWN, WELLINGTON 6012, 0-4-973 2353
3246
SVC01A
A SW review 25-5-22

Appendix 2: Archaeological Record

This section was prepared by Kathryn Hurren, Archaeologist Poutairangahia, HNZPT Central Region, for the purposes of this *Conservation Plan*.

The Heritage New Zealand Pouhere Act 2014 sets out provisions for any work that could potentially modify or destroy an archaeological site. Section 6 defines an archaeological site as any place that was 'associated with human activity that occurred before 1900'. Any person that intends to undertake work that may 'modify or destroy and archaeological site' must first obtain an Archaeological Authority from HNZPT for that work (see page 188 of this report for further discussion of these provisions).

1.1 Early History of Wellington

Refer also to the history of the property in section 3 of this document.

The site of what is now Wellington City had a considerable Māori population when the first European observers arrived in the late 1700s. Substantial Māori villages were located at Te Aro, Pipitea, Kaiwharawhara, and Ngā-Ūranga. There were many cultivation grounds, fishing areas, canoe-landing areas, and pa in the area[131] and many Māori archaeological sites are known to exist in the wider city area and region.

Land around the harbour was controversially acquired by The New Zealand Company from local iwi in late 1839, just ahead of the Crown annexing the country and just ahead of the first settler ships arriving in the harbour.

The first settlement was established at Petone in early 1840. It made an inauspicious start as it soon flooded out and the settlement was quickly moved to Thorndon, on land that had not been purchased. The new settlement was initially divided into 1,100 one-acre blocks, known as town acres, with ten per cent of these supposed to be reserved for Māori, and by late 1840 it had been named in honour of the Duke of Wellington. The town was laid out by surveyor William Mein Smith and three assistants. There were some initial conflicts between street alignments and topography. However, the layout of the city today is largely that of this original plan, with some modest adjustments of street alignments and changes of names (see Figure 1).

1.2 Pre-1900 History of Section 477 and Section 478

The site of Antrim House is located on Town Acres 478 and 477, and part of 479 (Figure 2). These two town acres run from Boulcott Street to Wellington Terrace.

Section 477 was initially granted to Thomas McDonnell. It was then owned by the Wallace family from the early 1850s. A Crown Grant dated 1 July 1852 is noted in the Wellington Archives Deeds Register.[132] John Wallace died in 1891 after which his widow Sarah Ann Wallace maintained a life time interest in the property.[133] Sarah Ann Wallace died in 1898 two years after Robert Hannah bought the property from a Joseph Henry Simpson in 1896.[134] By this time the Thomas Ward survey plan of 1891 shows a house on the property of 2 storeys and 10 rooms (this is Tera Tangata).

[131] Adkins 1956, Best 1919

[132] Archives New Zealand: Wellington Deeds Register Index 1 Vol 1/1 folio 477

[133] Attwell 1992, Irvine-Smith 1948

[134] Ibid.

Figure 1: SO 10408, Mein Smith's Plan, 1840.

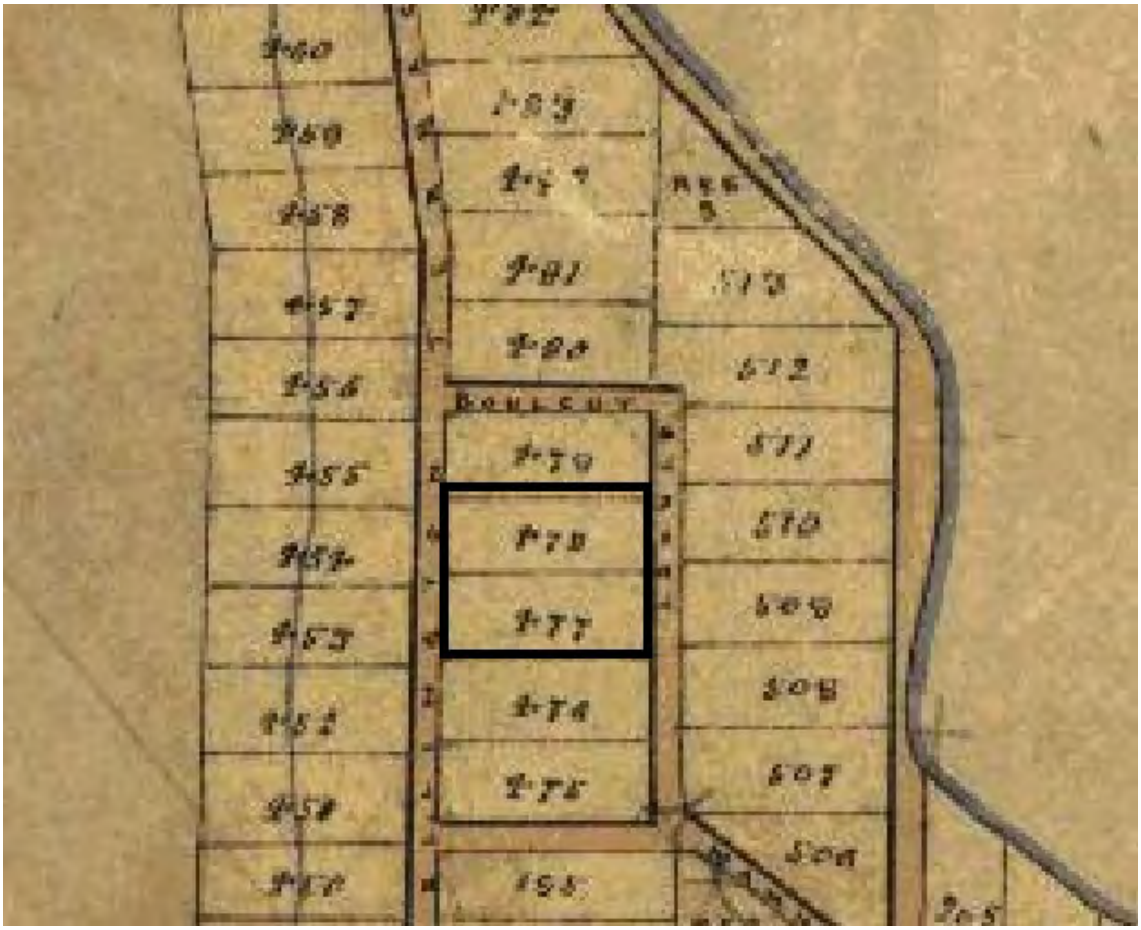

Figure 2: Location of Town Acres 477 and 478. The Town Acres that Antrim House was built on. Source SO 10408, Mein Smith's Plan, 1840.

The first formal record of ownership of Section 478 in the Wellington Deeds Register is to Reverend William Kirton.[135] Kirton was a minister in the Church of Scotland on Lambton Quay, who had arrived in Wellington in 1850.[136] Prior to Kirton owning the property there is reference to it in the *Wellington Independent* as being owned in the 1840s by Bushell and Reynolds.[137] It was put up for auction in 1848 alongside Section 477. The property was noted as an 'eligible building site' indicating that it was not built on. Kirton sold the property to William Lyon in 1853. Lyon was a bookseller and writer, and his son Horatio was in the same business.[138] A house was built on the land, probably in the 1860s. The Ward plan of 1891 records a 2-storey 7-room dwelling, with a small outhouse, located roughly where the glasshouse and parking area is today. After William Lyon died in 1879 the land passed on to his son and sons-in-law.

Around the time of the William Lyon's death the younger Lyon's subdivided off a small section along Boulcott Street. The front section of the property appears to have been subdivided in the late 1870s (around 1878/79) into three sections with one or two of

[135] Archives New Zealand: Wellington Deeds Register Index 1 Vol 1/1 folio 478

[136] Kirton obit, *Wellington Independent*, 29 August 1871, p2

[137] Auction in 1848: *Wellington Independent*, 15 April 1848, p2

[138] Attwell 1992, William Renwick, 'Blair, John Rutherfurd', Dictionary of New Zealand Biography

these being sold to John Petford[139]. A third section appears to have remained in Horatio Lyon's name and was subsequently absorbed back into the main property around the time or just after Robert Hannah purchased the property.[140] Petford and a man called John Churchil appear in the Wellington City Rates Books from the 1878-79 year as paying rates for dwellings on the sections.[141]

The back section of Town Acre 478 was subdivided around 1886 and sold to George William Symond.[142] This section appears to have been further subdivided – the names Jellico and Symond appear in rate books in 1889 for dwellings.[143] The Hannah family purchased the remaining section from Lyon in 1901.[144]

In 1904, Antrim House was built across the boundary between Section 477 and Section 478, a short distance away from Tera Tangata.[145] The 1860s house was demolished to make way for the new building. Retaining walls and a driveway were built and landscaping work was carried out over the site. No other buildings were on the Antrim House property at the time (See Figures 3 and 4). The two sections were combined in 1930 and the current CT WN21b/228 was issued in 1981. After Antrim House was built, surplus parts of Section 477 were subdivided off.[146]

1.3 Recorded Archaeological sites in the Area

There are a number of recorded archaeological sites in the wider area (Figure 5). Based on the historic records, Town Acres 477 and 477 have now been registered into the New Zealand Archaeological Association Site Recording Scheme as R27/701. These sites have been recorded as a result of either proposed development or research and largely consist of 19th century houses, archaeological finds during earthworks and the remains of Plimmer's ship *The Inconstant*.

The New Zealand Archaeological Site Records hint at the archaeologically rich area that Antrim House is located within.

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[139] Archives New Zealand: Wellington Deeds Register Vol 6 page 718; Land Information New Zealand survey plans (Quickmap) A 1209

[140] Quickmap A 1209

[141] Wellington City Archives Rates Books

[142] Archives New Zealand: Wellington Deeds Register Vol 31 part 2 page 721

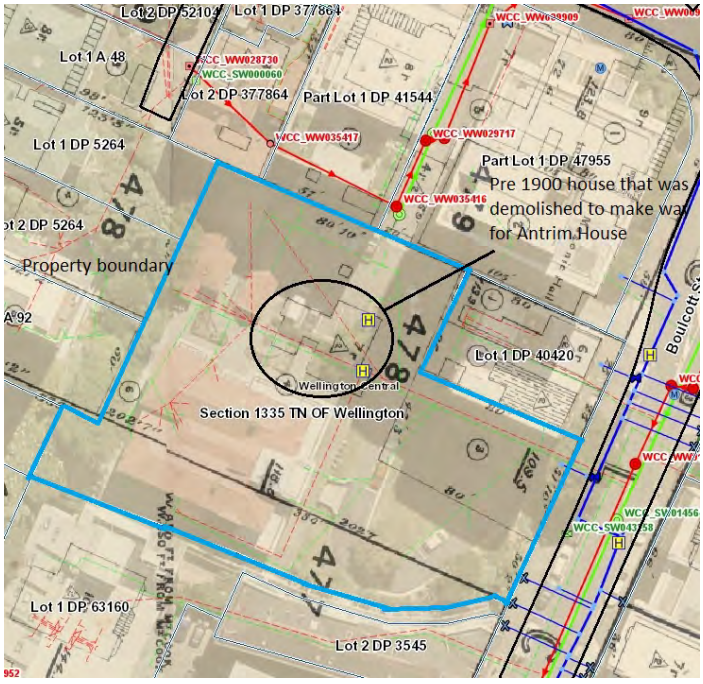
[143] Wellington City Archives Rates Books, Quickmap A 1209

[144] Attwell 1992, WN110/181

[145] Tera Tangata survived until 1986, when it was demolished to make way for the present apartment block

[146] 1916 and 1919: See CTs WN37/53, WN47/122, WN47/123, WN51/234, WN67/118, WN82/209

Figure 3: Thomas Ward Map, 1891 (superimposed over modern satellite photo, with red roof of Antrim House and accessory buildings). Source: Wellington City Maps



Antrim House and accessory buildings shown in addition to underground water (blue), sewage (red and storm water pipes (green)). Antrim was built across the boundary of Section 477 and 478. Source: WCC Maps

1.4 Archaeological Potential

The 1860s house that was located on the Antrim House property was demolished in 1904 to make way for Antrim House. The house was located in the area of the existing glasshouse and car park area. No other pre-1900 structures are known to have existed on the property. The property has been substantially modified as a result of the construction of Antrim House and associated buildings and subsequent landscaping and development of the site.

Given the significant level of disturbance over time on the land, the archaeological potential of the site is considered to be low. It is important to note that low risk is still risk and it cannot be entirely discounted that deep features such as wells; latrines or deep rubbish pits may remain over the subject property. Particular archaeological consideration needs to be given to any work undertaken around the area of the glasshouse and car park.

Any **new earthworks** should be assessed for archaeological risk and if there is archaeological potential identified then works should be undertaken with archaeological guidance and under an Archaeological Authority to manage the risk to the site's archaeological values.

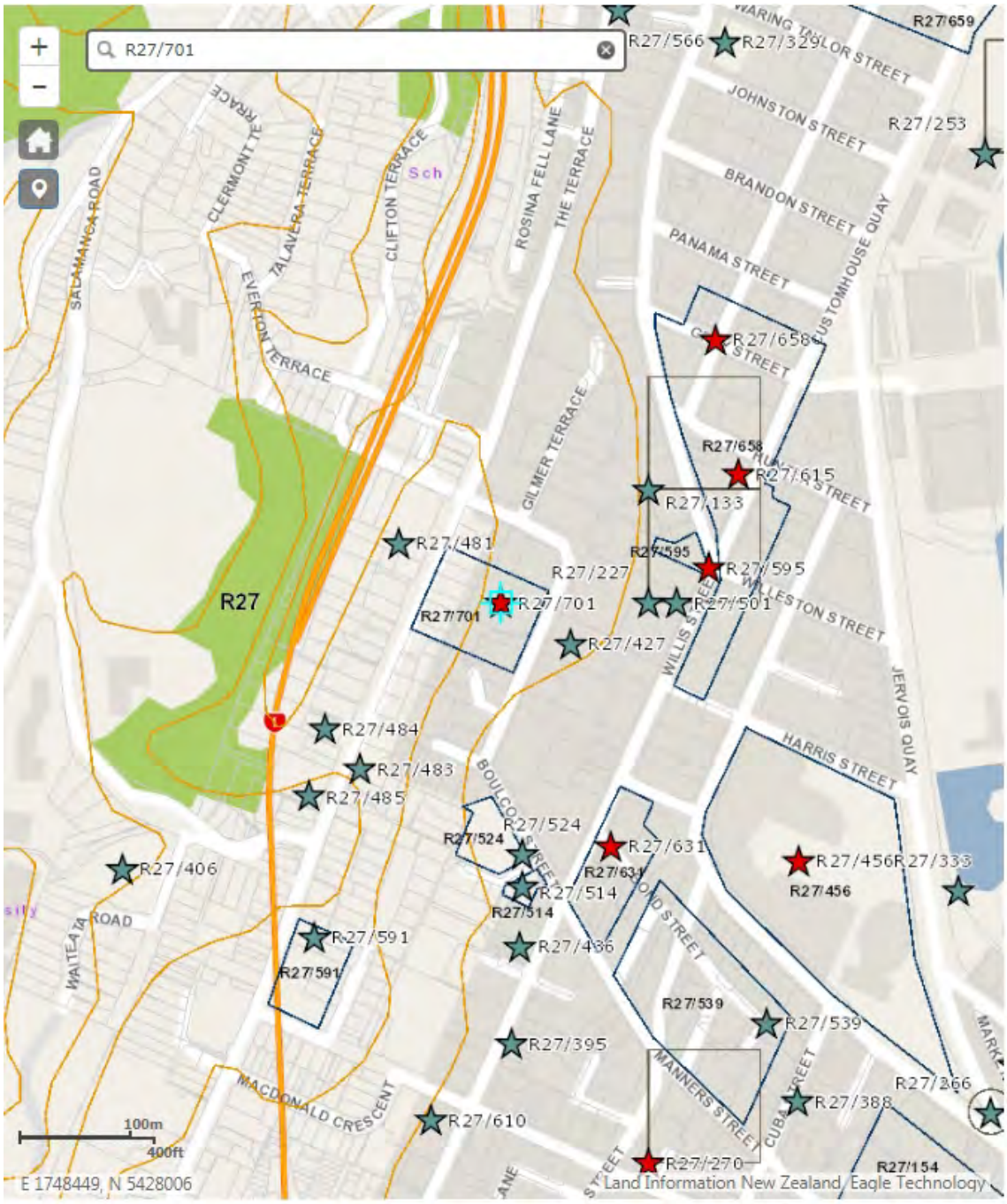


Figure 5: New Zealand Archaeological Association map of the area surrounding Boulcott Street. Source: ArchSite, accessed 4 March 2020.

1.5 Sources

Primary

Archives New Zealand: Wellington Deeds Register
Index Vo 1/1 Folio 478; Index Vol 1/1 Folio 477
Vol 6 pp 716-718
Vol 24 page 867
Vol 30 page 821
Vol 31 part 2 page 721

Auction in 1848: *Wellington Independent*, 15 April 1848, p2

Kirton obituary, *Wellington Independent*, 29 August 1871, p2

Land Information New Zealand survey plans (Quickmap)
SO 10408; DP 3545; A 1209; SO 22120; SO 32652; DP 63160

NZ Archaeological Association database and central file

Thomas Ward plans -https://gis.wcc.govt.nz/LocalMaps/Gallery/

Wellington City Council Rates Books years 1878 – 1902 inclusive.

William Renwick, 'Blair, John Rutherfurd', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, https://teara.govt.nz/en/biographies/2b26/blair-john-rutherfurd (accessed 2 March 2020).

Title certificates:
WN47/122; WN47/123; WN51/234; WN67/118; WN82/209; WN110/181; WN37/53; WN420/215

Secondary

Adkin, G L. 1959, *The Great Harbour of Tara*. Whitcombe and Tombs, Wellington.

Attwell, P. 1992, *Antrim House and Its Occupants*, Wellington.

Best, E. 1919. *The land of Tara and they who settled it: the story of the occupation of Te Whanga-nui-a-Tara (the great harbour of Tara), or Port Nicholson, by the Maoris. New Plymouth, N.Z.* Printed for the [Polynesian] Society by Thomas Avery.

Irvine-Smith, 1948. *The Streets of my City, Wellington New Zealand*. A. H. & A. W. Reed

Appendix 1: Selected Rates Book entries for 477 and 478 Boulcott Street. Wellington City Archives Rates Books.

Date	TA	Name	Use	Rates (£)
1878-1879	477	John Howard Wallace	Dwelling	100
	478	John Petford	Dwelling	45
		John Churchil	Dwelling	50
		William Lyon	Dwelling	70
78-79	477	John Howard Wallace	Dwelling	70
	478	John Petford	Dwelling	45
		John Churchil	Dwelling	50
		Horatio McCullock Lyon	Land	15
		William Lyon	Dwelling	70
79-80	477	John Howard Wallace	Dwellings	100
	478	John Petford	Dwellings	45
		John Churchil	Dwellings	50
		Horatio McCullock Lyon	Land	15
		William Lyon	Dwellings	70
80-81	477	John Howard Wallace	Dwelling	85
	478	John Petford	Dwelling	40
		John Churchil	Dwelling	40
		Horatio McCullock Lyon	Land	10
			Dwelling	55
81-82	477	John Wallace	Dwelling	85
	478	John Petford	Dwelling	40
		John Churchil	Dwelling	40
		Horatio McCullock Lyon	Land	10
			Dwelling	55
82-83	477	John Howard Wallace	Dwelling	85
	478	John Petford	Dwelling	35
		John Churchil	Dwelling	38
		Horatio McCullock Lyon	Land	10
			Dwelling	55
83-84	477	John Howard Wallace	Dwelling	85
	478	John Petford	Dwelling	35
		John Churchil	Dwelling	38
		Horatio McCullock Lyon	Dwelling	70
84-85	477	John Howard Wallace	Dwelling	85
	478	John Petford	Dwelling	45
		John Churchil	Dwelling	50
		Horatio McCullock Lyon	Dwelling	70

85-86	477	John Howard Wallace	Dwelling	150
	478	Andrew Irvine	Building	35
		John Churchil	Building	38
		Horatio McCullock Lyon	Building	50
			Land	15
86-87	477	John Howard Wallace	Dwelling	150
	478	Andrew Irvine	Building	35
		John Churchil	Building	38
		Horatio McCullock Lyon	Building	50
			Land	15
87-88	477	John Howard Wallace	Building	150
	478	Andrew Irvine	Building	35
		John Churchil	Building	38
		Horatio McCullock Lyon	Building	50
			Land	15
88-89	477	Alexander McDonald Cooper	Dwelling	160
	478	Andrew Irvine	Dwelling	35
		John Churchil	Dwelling	38
		Horatio McCullock Lyon	Dwelling	50
			Land	15
89-90	477	Alexander M Cooper	Dwelling	160
	478	Andrew Irvine	Dwelling	35
		John Churchil	Dwelling	38
		Horatio M Lyon	Dwelling	50
			Land	20
91-92	477	Alexander M Cooper	Dwelling	50
	478	Andrew Irvine	Dwelling	35
		John Churchill	Dwelling	38
		Horatio McCullock Lyon	Dwelling	50
			Land	20
92-93	477	Robert Gimmel Gibson	Dwelling	50
	478	Andrew Howill	Dwelling	35
		John Churchill	Dwelling	38
		Horatio McCullock Lyon	Dwelling	50
			Land	20
93-94	477	Robert Gimmel Gibson	Building	150
	478	Andrew Irvine	Building	35
		John Churchill	Building	38
		Horatio McCullock Lyon	Building	50
			Land	20

94-95	477	Robert Gimmel Gibson	Building	150
	478	Andrew Irvine	Building	35
		John Churchill	Building	38
		Horatio McCullock Lyon	Building	50
			Land	20
95-96	477	Robert Gimmel Gibson	Building	150
	478	Humme Christopher	Building	35
		John Churchill	Building	38
		Horatio McCullock Lyon	Building	50
			Land	20
96-97	477	Robert Hannah	Building	100
	478	Humme Christopher	Building	35
		John Churchill	Building	38
		Horatio McCullock Lyon	Building	50
			Land	20
97-98	477	Robert Hannah	Building	125
	478	Emily Alice Cook	Building	35
		John Churchill	Building	40
		Horatio McCullock Lyon	Building	50
			Land	20
98-99	477	Robert Hannah	Building	125
	478	Emily Alice Cook	Building	35
		John Churchill	Building	40
		Horatio McCullock Lyon	Building	50
			Land	20
1899-1900	477	Robert Hannah	Building	125
	478	Emily Alice Cook	Building	35
		John Churchill	Building	40
		Horatio McCullock Lyon	Building	50
			Land	20
00-01	477	Robert Hannah	Building	150
	478	Emily Alice Cook	Building	38
		John Churchill	Building	45
		Horatio McCullock Lyon	Building	50
			Land	30
01-02	477	Robert Hannah	Building	150
	478	Robert Williams Patterson	Dwelling	38
		John Churchill	Dwelling	45
		Robert Hannah	Building	50
			Land	30

Appendix 2: NZAA Site Record Form R27/701

NZAA Site Number R27/701

Status Pending

Site inspected by	on
NZTM Coordinates	E 1748547 N 5427887
Source of spatial data	On Screen
Finder Aid	63 Boulcott Street, Wellington
Site Type	Historic - land parcel
Features	Building
Description	Updated 03/03/2020 (other), submitted by kathrynhurren Grid reference (E1748547 / N5427887) Historic Town Acre 477 and 478. Contained pre 1900 buildings. Now the location of Antrim House. Updated 03/03/2020 (other), submitted by kathrynhurren Grid reference (E1748547 / N5427887) Historic Town Acre 477 and 478. Contained pre 1900 buildings. Now the location of Antrim House.
Name	Town Acre 477 and 478
Ethnicity	Non Maori
Period	Colonial 1840-1900
Associated Sites	
Condition	Not visible
Condition Notes	
Land Use	Urban residential
Threats	Property development

Appendix 3: Summary Condition Report and Repair Schedule

This section summarises the main findings of a high-level condition inspection made in 2020. The findings, and an overview of remedial work requirements, are detailed in the companion document *Antrim House Condition Report and Repair Specification* (R&D Architects Ltd., for HNZPT, 31 October 22). Refer also to the current drawings in Appendix 1 and the outline maintenance requirements set out in Appendix 4.

1.6 Priority for Repairs

The priority of each repair task is indicated as follows:

> A, the most urgent work, to be carried out in the short term, preferably within a year. The most urgent work required is re-roofing the main house and stables and carrying out associated carpentry work, along with painting the house.
>
> B, less urgent but still critical work, medium term, within 2-3 years. This is largely exterior carpentry repair and painting work to the glasshouse and stables.
>
> C, necessary but not urgent, long term, within say 5 to 8 years. This is largely work that can wait for an opportunity to arise, or is otherwise not critical, but also work that needs to be planned for.

Irrespective of this prioritisation, as much work as possible should be completed at any one time, means permitting, in order to maximise cost efficiencies. For instance, work at roof level will require a substantial scaffold, and other work requiring scaffolding should follow if possible, using the same scaffolding, such as carpentry repairs and painting.

1.7 Summary of Condition and Repairs Required

Antrim House

1.	Roofing is in poor condition and long overdue for replacement. Replace the roofing, remedy deficient roof details, and provide safe roof access. *(Work is under way, as of October 2022)*	A
2.	Membrane decks are overdue for repair and recoating.	A
3.	Exterior cladding and joinery are in reasonable condition, but the building is overdue for re-painting. Pre-painting carpentry repairs are needed. Allow to strip all paint from the building.	A
4.	Verandah deck is in reasonable condition, but repairs are required including re-caulking and re-coating.	A
5.	Remove redundant external services and tidy remainder.	B
6.	Remove the unsympathetic external lights and completely re-design the exterior lighting scheme.	B

7.	Clear out subfloor and install polythene moisture barrier to ground surface. Make good poor services installations in subfloor, including providing proper support for cables and ductwork.	B
8.	Perching and nesting pigeons are an ongoing issue. Progressively carry out bird-proofing work to eliminate nesting spots etc.	C

Stables

1.	Roofing is in poor condition and long overdue for replacement – replace roofing and remedy deficient roof details.	A
2.	Remove redundant external services and re-run remaining services inside the building where possible. *(Partly attended to in mid-2022)*	A
3.	Provide adequate ventilation to passage beside retaining wall.	B
4.	Condition of subfloor space not known.	B
5.	No sprinkler protection to building. Extend the house sprinkler system to provide property protection.	C

Glasshouse

1.	Roof is due for maintenance and re-painting.	A
2.	Tidy external services – remove all redundant services and re-work all cladding penetrations to the remainder. *(Partly attended to in mid-2022)*	A
3.	No sprinkler protection to building. Extend the house sprinkler system to provide property protection.	C

Site Features and Services

1.	Unprotected dangerous fall from edge of drive to lower courtyard at no. 69-71 Boulcott Street. Install new safety fence/vehicle barrier.	A
2.	Long sections of the stormwater and sewer drains are in very poor condition. Renewal work is required.	A
3.	Boulcott Street fence is in poor condition. Carry out remedial works as per Athfield Architects 2019 report.	B
4.	Relocate downpipes and drain branches to simplify the configuration of stormwater drainage and improve the appearance of the buildings.	B

Appendix 4: Outline Maintenance Plan

This section outlines the main maintenance considerations and issues for the exterior of Antrim House, including the Glasshouse and the Stables. It does not include the maintenance of interior fabric of any of the buildings, nor the maintenance of the site retaining walls and other structures.

The schedules included at the end of this section are intended to provide a nucleus for a fully developed maintenance plan that should be prepared by HNZPT (with the assistance of specialist consultants where necessary) for the whole of the place. This plan should sit over the top of the SPM system and provide guidance for input into that system.

The full developed maintenance plan should be subject to annual review, to make sure that maintenance tasks are being kept up and should be adjusted and expanded over time as appropriate to the ongoing needs of the place. It should be fully reviewed at each 10-year interval to make sure that it remains relevant to the needs of the place.

Refer also to the separate *Antrim House Condition Report and Repair Schedule* (R&D Architects Ltd., 30 October 2022), as well as the outline maintenance schedules in part 3 of this appendix, and the conservation repair specifications included in part 5 of this appendix.

Contents

1.0 Considerations for Maintenance

Regular maintenance is the single most important activity in the long-term preservation of heritage buildings and structures.

Keeping the exterior envelope of a building in sound and watertight condition, and its primary structure in good order, is always essential for its long-term survival and preserving its heritage values. A building that is well maintained will commonly survive the effects of natural disasters significantly better than one that is poorly maintained.

Proper maintenance will also help ensure stable internal environmental conditions, which will in turn assist with the long-term preservation of the fabric and contents of the building, as well as keeping it suitable for occupation and use.

1.1 Preservation of the Place

Antrim House and its outbuildings are 118 years old at the time of writing (2022). The buildings all appear to have endured well over time. As it a nationally important historic place, the buildings (and the site) are expected to be preserved and maintained for the indefinite future. This means a higher standard of care is required than might be applied to a building of lesser importance or one with a limited service life.

To help sustain an indefinite service life, it is critical that regular maintenance is planned and executed according to a schedule that suits the needs of the place. This also means carrying out regular inspections to catch any faults that may arise and taking direct and timely action to address faults before they can spread and turn into major (and costly) repair exercises, particularly any faults that bear on weathertightness or structural integrity.

Materials and details must never be allowed to deteriorate to the point of failure, as failure is likely to cause a cascade of problems affecting adjacent fabric and parts of the building, which can in turn easily escalate into major and costly repair matters and potentially the loss of fabric of heritage value. For the scale of the place and its importance it is vitally important to catch any issues early.

1.2 Aims and Objectives of Repair and Maintenance Work

The overarching principle to be applied to all conservation repairs and maintenance work is "…as little as possible, but as much as necessary". This means carrying out the minimum necessary intervention that is consistent with putting the element or building into safe, sound and, where appropriate, watertight condition. In some cases, this may amount to a considerable amount of work or changes to original details to improve the performance of the building. In other cases, it may mean accepting an original detail, or one that cannot be altered without major effort, and in turn accepting more frequent maintenance attention.

Every appropriate effort must be taken to preserve all the remaining existing historic fabric of the place, and to safeguard both the fabric and the structure from inappropriate change, damage or loss in the course of carrying out repairs and maintenance work.

This always means removing only the minimum amount of any deteriorated original material and minimising the extent of any new material.

Note that it is especially important to preserve the patina of age of the buildings. A perfect "as new" finish is never required; rather each building or structure must preserve the marks and signs of its age and its long working life. However, it is also very important that new materials and work are not "aged" in any way, except for the use of old or second-hand timber or other materials where appropriate to marry in with existing finishes. Given enough time, the new material will gradually acquire its own patina of age and will eventually blend in with the original.

1.3 Environment

The local environmental conditions have significant implications for the long-term durability and upkeep of the built fabric of the place.

Corrosion Conditions

Central Wellington is essentially a maritime environment, with salt-laden air and consistently windy weather to distribute the salts far from the sea, coupled with ample rain to create and maintain the damp conditions that foster corrosion. The selection of maintenance and repair materials, and the planning of long-term maintenance work, must always be carried out with the durability of the new and existing materials in this environment as the foremost consideration.

Weather

Although the site is relatively sheltered by Wellington city standards, it nevertheless remains exposed to high winds and severe weather; horizontally driving rain is not uncommon. The western side of the site is heavily shaded and due to the steep bank and its cover of trees and large vegetation is slow to dry out, especially in winter. The stables building has had ongoing issues with damp, which may relate to ground moisture accumulating behind the 1904 site retaining wall. Maintenance work as well as the design of any remedial weathering details must take these factors into account.

Mature Trees and Vegetation

Most of the mature trees on the site are planted away from the buildings. However, several substantial trees are planted near the main drain lines, which has important implications for the ongoing maintenance of the drains.

The major trees on the western bank are largely beyond the property line; some overhang the house or the stables, where they shade the buildings and drop leaf litter into the gutters. Some of the trees are large enough to drop limbs onto, or potentially fall onto and damage the house or stables if not maintained. This means the long-term management of the vegetation on the bank in favour of minimising risk to the house and stables is an important maintenance issue for the place.

As of October 2022, several large trees on the bank have been removed, and this hazard has been reduced considerably, if not eliminated.

1.4 Access for Maintenance, and Frequency of Maintenance

Frequency of Maintenance

Once the main repair work has been completed and the buildings are in sound and water-tight condition, they must be regularly maintained according to a cyclical maintenance programme. This will include quite frequent activities, such as cleaning out gutters and sumps, as well as more infrequent activities like washing the buildings, and will also include 'as needed' repairs which are carried out over and beyond the planned maintenance activities.

It is recommended that the three buildings are inspected annually by a registered building surveyor or a conservation architect, and that the retaining walls are inspected annually by a chartered professional engineer. This is to help ensure that any faults can be caught early on and will help ensure that the fabric of the place can be kept in first-class condition.

More frequent inspection intervals, where these can be accommodated, will help keep the scale of any problems in check much more effectively than longer intervals. Similarly, inspections in summer and winter conditions will provide useful monitoring for changes in condition and will be helpful in developing a good guide to the ongoing needs of the place for the long term.

Access

Some maintenance work can be carried out on the house from a mechanical hoist (or a mobile scaffold for lower-level work), but machinery access around the house is very restricted and any substantial work at high level will require scaffolding to be built for safe access and work. A safe roof access system of harness eyes, for maintenance of the roof, will be installed as part of the current re-roofing project (2022).

The stables and glasshouse roofs and the high parts of the walls can be safely accessed from low scaffolding, or a mechanical hoist according to the tasks needed to be carried out.

2.0 Exterior Materials and Maintenance Issues

The buildings share a common palette of exterior materials, including corrugated galvanised steel roofs, weatherboard walls, timber joinery, and concrete foundations. Although this means there is a high degree of commonality in the basic maintenance issues and requirements and the nature of the maintenance tasks needed, the buildings each have their own particular maintenance needs.

2.1 Roofs

Faults with roofs almost inevitably result in leaks, which in turn often result in water damage or decay to other parts of the building. This means it is imperative to keep the roof of a building in sound and watertight condition. Regular inspection and maintenance are critical for this, including, in particular, clearing gutters and outlets so that the roof drainage is always functioning properly, and removing any accumulations of debris from the roofing or junctions.

Metal Roofing

The three buildings are currently all roofed with corrugated galvanised steel, dating to 1969 for the house and stables and 1985 for the glasshouse (this replaced the original material on the house and stables, and a malthoid roof that had been put over the glasshouse in place of the original glass). The arrangement of the house roof is relatively complex, with two main internal gutters (lined with galvanised steel) and challenging junctions around the tower and tower balcony.

Most metal roofs are susceptible to damage from corrosion, especially those materials with a mild steel substrate like galvanised steel or Colorsteel. Corrosion will inevitably develop over time as the protective layers over the steel substrate degrade through weathering and age and will inevitably result in the failure of the roofing by perforation or loss of integrity. Old roofs can often be kept in service for an extended period by ensuring there are no materials compatibility issues causing corrosion, by minimising the weaknesses of vulnerable existing details, by carrying out regular maintenance, and later in the life of the roof, by painting over the factory finish to provide a further extension of life.

When considering replacement of roofing, it is important to note that the most commonly available metal roof materials in New Zealand are only warrantied against perforation for 10-15 years, and that the minimum building code requirement for durability is only 15 years. Once replacement is due, it is essential that any design or detailing deficiencies with the existing roof are remedied to the greatest extent possible. This can often include remedying faults introduced by prior repairs or upgrading work and sometimes rectifying problems with the original design. The extent of improvement can sometimes be severely constrained by issues with the existing building geometry (which is the case for some parts of the house roof), or the visibility of the work, or other adverse effects on heritage values, but any opportunity to effect improvement, or to design out existing problems, must be taken. This also includes eliminating penetrations to the greatest extent possible.

As of October 2022, work is in hand to completely replace the roofs of the house with new corrugated pre-finished aluminium roofing, along with new membranes for the internal gutters. The planned work includes remedying existing design and detailing deficiencies to the greatest extent practicable within the existing geometric constraints of the building. The new roofing is Colorcote ARX corrugated aluminium, to the specification of Roofing Industries Ltd., and the profile is 'True Oak'. The new roofing will carry a standard 15-year 'commercial' warranty against perforation (note that the same roofing in a 'residential' context carries a 30-year warranty for ISO corrosion category 4 conditions). Aluminium roofs have been shown to last in comfortably excess of 50 years in Wellington in the right conditions.

The current roofing on the stables is in a delicate condition and its complete replacement is now well overdue. This should be re-roofed in the same material as the house, and some improvements effected at the same time (such as taking the drain vent stacks out of the north valley gutter).

The existing roofing on the glasshouse appears to be in generally good condition excepting a strip of corrosion on the underside along the eave line, where a combination of back-splash from the copper gutters and badly deteriorated building paper has held enough moisture in this area to cause trouble. The recommended remedial work is set out in the *Condition Report* and entails installing a new roofing underlay and a roof edge flashing, as well as carrying out corrosion control treatment to the existing roofing material.

Once the roofs have been put into sound and watertight condition, maintenance work involves regular cleaning of gutters, especially any internal gutters or sumps, and rain-heads, downpipes and sumps and the like to ensure that the roof drainage is always functioning properly. It also includes annual condition checks to make sure flashings are secure and properly seated and all fixings are tight, as well as checking the condition of the roofing material, particularly at the edges, for any signs of corrosion or materials incompatibility, and carrying out running repairs as and when needed. Moss and lichen must be removed from the roofs annually as well.

Membrane Roofing

The balcony decks at the tower room and bedroom 4, and the whole of the first floor verandah are waterproofed with Chevaline 'Dexx' liquid applied membrane (Equus Industries). This work was carried out in 2009. A sketch detail in the property file showed this was to be laid over new H3.1 ply fixed directly over the original timber decking, in place of a Nuralite membrane that had been laid in the 1960s, which had in turn replaced an earlier composite membrane system of layered tar and fabric. Photos of the work suggest that the decking may have been taken up and replaced by new plywood, but no information has been found to confirm this. The new membrane appears to have been laid into existing concealed gutters.

Liquid applied membranes are especially vulnerable to any deficiencies in their application, major or minor, to wear from ongoing weather exposure and use, to the coating losing adhesion or breaking down, to movement in the substrate, and to unpeeling at critical edges, allowing water to get behind the membrane. Faults with membranes typically lead very quickly to leaks and decay in the substrate and underlying framing, and leaks that can propagate through to other building fabric. Depending on how well they are maintained, they can have a useful service life of 20 years or more.

As of October 2022, the existing membranes are overdue for re-coating and some remedial work. There has been some puckering around the aluminium edge angle, and the remedial work specification provided by Equus includes taking up and re-fixing this angle to eliminate the puckering.

Maintenance work involves at least an annual inspection to check the condition of the membrane following moss and lichen removal and cleaning, periodic renewal of the membrane system top-coat (nominally every 5-7 years, so this should typically be done twice in one cycle of re-painting the buildings) and carrying out running repairs as needed to keep the whole system watertight.

Timber Shingles

Timber shingles can make for a robust and durable roof when installed properly in the correct situation. Shingled roofs have become uncommon in New Zealand, although they had been widely used in the past. A number of timber species have been used historically, including totara on old roofs (until the early 20th century), redwood, yellow or red cedar, and, more recently, radiata pine. Cedar is now the prevalent shingling material.

Unpainted cedar shingles can often last 20-25 years before replacement becomes necessary, depending on several factors including material quality, pitch, underlay and ventilation under the shingles, as well as climatic conditions and installation workmanship. Shingles are vulnerable to cracking and splitting and to general mechanical wear and tear from the action of sun, wind and rain, as well as to the failure of any flashings or fixings, and faults can escalate quickly to leaks if left unattended. They do not perform very well on shallow roof pitches, particularly in colder climates where ice can form. Paint can help prolong service life, although it can also trap moisture in the shingles and cause trouble that shortens service life.

The existing shingles on the tower were installed in 2009. These were specified as ACQ-treated radiata pine and are recorded in the job specification as directly fixed to the old roof sarking over a bituminous building paper and painted (the installation detail has yet to be verified).

As inspected in October 2022, the tower shingles are not in the best condition, with around 1/3rd or more showing defects that require replacement. While the shingle roof has met NZBC durability requirements (15-year service life) the shingles should be replaced with new material when the opportunity arises. Cedar shingles would be likely to be more durable than the present pine shingles. However, given the way the existing shingles have weathered and worn, with most of the deterioration in the lower-pitched sections of the roof, it would be prudent to install new shingles over a secondary roof (membrane) and provide ventilation under the new shingles.

The hip flashings are old lead, almost certainly dating to 1940. These appear to be in reasonable condition as sighted in October 2022 and should have a long useful life remaining.

Run-off from treated shingles can pose a corrosion hazard for metals; the existing ACQ treatment contains soluble copper salts, meaning any run-off from unpainted surfaces is likely to react badly with ferrous metals and aluminium in contact with the shingles or downstream of them and cause serious corrosion. It is therefore very important to keep the paint coating on the existing shingles (or any new treated timber shingles) in good condition to prevent the deterioration of downstream metals, such as the roofing.

Lead Dome

The lead dome atop the tower was installed in 1940. As inspected in October 2022, it is apparent that the lead has slumped significantly over time, and the intermediate fixings appear to have pulled through the lead. Specialist advice is that the lead was installed in

pieces that were too large, and that repair is not feasible. Although the dome is not known to be leaking at present, it is likely that leaks will develop as the lead continues to move. The leadwork will therefore need replacement when the opportunity arises. Replacement should be in kind, although it will need to be installed in much smaller strips to allow for adequate movement, which will change the appearance of the dome slightly. New lead must be painted.

Run-off from uncoated lead can pose a corrosion hazard for other metals downstream. It is therefore critically important to keep the paintwork on the dome in good condition to prevent any deterioration of other materials on the roof.

Roof Drainage

Functioning roof drainage systems are essential to carry roof water away from the building and dispose of it.

Although most of the rainwater of the house is managed with external gutters that sit safely at the outside edge of a broad eave line, meaning any blockage or failure is likely to have only relatively low consequences, the main roof has two long internal gutter sections, one of which currently runs into an internal sump. These areas carry a high risk of leaks directly into the building in the event of any blockage and require a high level of preventative maintenance. The configuration of these two gutters will be improved as far as reasonably possible with the current re-roofing work (October 2022), including deleting the internal sump and improving outflow conditions, as well as providing overflow drainage if feasible.

The main sorts of maintenance issues to be dealt with for the external gutters are carrying out regular cleaning (according to seasonal requirements) to prevent blockages and regular inspection for corrosion or deterioration of the gutter material, or damage to the gutters that results in ponding water, or blockage or failure of the downpipes. The current guttering is modern Colorsteel or zincalume material, which will eventually fail by corrosion; the downpipes are a mixture of Colorsteel and pvc. The gutters will all be replaced with new pre-coated aluminium as part of the re-roofing project. The new material will carry a warranty of 15 years but should have a longer useful working life if regular maintenance is kept up.

2.2 Walls

Cladding and Trims

The three buildings are clad with rusticated timber weatherboards and finished with timber mouldings and trims. The complexity and detailing of the trims follows the hierarchy of importance of the buildings – from very elaborate on the house to very plain on the stables. The timberwork, which is nearly all first-class native timbers, particularly totara and matai, as well as some exotic hardwoods, has proven quite durable over time.

Paint adhesion testing carried out by Resene in 2021 showed that the paint film was excessively thick and poorly bonded to each of the buildings and stripping off all of the

old paint back to bare timber was recommended in order to ensure a good base for future paint systems.

The paint stripping carried out for the re-painting work to the stables and glasshouse (early 2022) revealed areas of replacement weatherboarding (in radiata pine) on both buildings and other repairs that likely to date to c. 1985 and revealed the need for further timber repairs – mainly to address localised decay.

Timber cladding and trim components are mostly at risk from water entry arising from deteriorating coatings, or from faults arising from problems with adjacent details such as flashings or roofing. This can lead to elevated moisture in the timbers and to decay. Apron flashings are a common point of trouble, especially if these have been retrofitted to the building over the face of cladding. Faults can also develop from excessive building movement, such as gaps opening up to admit water.

The major maintenance activity for timber-clad walls is making sure the protective coatings are kept in good order, along with the primary flashings and other details that keep water out of the fabric of the building. The starting point for this is an annual building wash and condition inspection, coupled with remedying any faults found and touching up the paintwork.

The paint coating system should be renewed every 7-10 years or so, according to the condition of the paint. Periodically all of the paint should be stripped from the buildings to ensure the paint film build does not get too thick for the next coating to perform properly, roughly speaking this should be allowed for at intervals of 40-50 years.

Exterior Joinery

The joinery of the three buildings is all timber, consisting largely of double-hung windows and panelled doors. It has lasted exceptionally well over time. The main maintenance issues with timber joinery are keeping up the paint system, which should be managed in conjunction with painting the buildings, ensuring glazing putty is kept in sound condition, maintaining the decorative leadlight sashes, adjusting the joinery in the event of any building movement, re-gluing any joints that work loose, and making sure that hardware like handles, hinges, locks, seals and sash weights and pulleys is all kept in good operating condition. An annual condition inspection would normally suffice to make sure any significant issues are picked up and addressed.

Moveable joinery can become stuck or difficult to operate if it is not used frequently, and hardware can deteriorate or corrode. This can lead to problems with excessive air movement and/or water entry and subsequent deterioration of the joinery or other fabric.

Verandah Deck

The lower verandah deck is made of heavy radiata pine boards, splined together with loose tenons down the length and the gaps between finished with a specialist Sika boat decking caulk product, following the spirit of the original detail, overcoated with a clear

non-slip finish with embedded grit. This work was done in 2014 and is now due for maintenance, including re-coating.

The deck is somewhat exposed to the weather and is vulnerable to faults like gaps developing in the caulking, wear and tear of the paint surface or building movement allowing moisture to sit against the timber. Experience with similar decks of comparable age shows that serious decay can occur when water is able to percolate into the gaps between the boards, as there is no useful drainage path for it to be removed or ventilation for drying and prolonged damp conditions will eventually give rise to decay. This means that preventative maintenance must primarily be focussed on keeping the top surface of the deck in sound and waterproof condition.

2.3 Foundations and Subfloor

The major condition issue for subfloor spaces is damp, which can arise from a combination of ground moisture and inadequate crossflow ventilation, or from water falling from above (such as leaks through a bathroom floor). Damp timbers are vulnerable to decay and more vulnerable to insect attack than dry timbers, and dampness will encourage mould growth.

If the source of damp is the ground, then preventative action should be taken to reduce moisture levels in the subfloor, such as covering the ground surface with polythene sheeting and enhancing subfloor ventilation where it is practicable to do so.

The stables has had an ongoing problem with damp for all its recorded history. This appears to have been substantially improved with the remedial work carried out in 2005. The glasshouse subfloor is essentially unventilated but was found in reasonably dry condition when an inspection opening was formed in 2021. The house subfloor was found to be in good dry condition in the timber technology assessment report of 2020.

Timber foundations are vulnerable to damage from ground movement, such as a heavy earthquake, especially if the connections between framing members are inadequate. Other remedial work issues include ensuring the bearers are tied on to the piles, so that in the event of an earthquake the building remains attached to its foundations, and similarly attaching joists to bearers and bearers to foundation walls, as well as ensuring sub-floor ventilation is adequate to the task and that air vents remain unobstructed and fully functional. The programme for seismic upgrading work to the house includes improvements to the subfloor fixings.

Good foundation timbers will usually last 50 years even in quite poor conditions, but eventually the piles and bearers will reach a state where replacement is required. An annual condition inspection will usually be sufficient to identify any issues that need attention.

Concrete foundations are innately durable, although settlement from uneven ground conditions or movement or cracking from earthquakes can sometimes cause trouble. An annual condition inspection should suffice to identify any issues needing attention.

3.0 Planning Maintenance Work

This outline schedule deals with the basic maintenance needs of the exterior fabric of the three buildings. It also briefly touches on building services, but specialist advice will be needed to confirm particular maintenance requirements and replacement intervals.

3.1 Cleaning

The buildings should be cleaned at least annually with a gentle washing-down. This will help reduce the build-up of grime and salts on the external surfaces and thereby help maximise the life of the paint finishes and underlying materials. It will also provide an opportunity for a visual check of the condition of the exterior surfaces and enable any repair issues to be flagged for early attention.

Washing down should ideally be conducted as a two-step process. Firstly, apply a weak biocide to any areas that have lichen or moss or other organic growth, and leave to take effect. Secondly, wash the hard surfaces of the buildings with a soft hand-held hose and soft brush, with a mild detergent solution. Rinse with clean water. Do not use high-pressure water blasting for any of this work as this will force water and salts into the fabric of the buildings, to its long-term detriment.

3.2 Service Life Expectations / Replacement Schedule

Exterior Materials

The main materials of the buildings have different levels of durability, according to their location, detail and intrinsic material properties. Each of the materials and construction systems require different levels of maintenance attention to keep them sound, dry and weather-tight and each will have different long-term replacement cycles.

The primary fabric of the buildings, in particular the timber cladding, joinery and framing, are expected to be preserved indefinitely. On the other hand, roofing materials and waterproofing membranes have an intrinsically limited service life and will need to be replaced at regular intervals.

Exterior paint requires at least annual cleaning and touch-up maintenance to ensure its ongoing protective performance and an adequate service life, and in this environment paint will likely need to be renewed at an interval of between 7-and 10 years. While the stables and glasshouse have been freshly re-painted, the house is currently overdue for a full re-paint (October 2022).

The exterior timber cladding and trims has lasted very well to date. These materials can have an almost indefinite service life if the paint coating is kept in good order and repair work is carried out when needed and provided that the immediate vicinity of the building is kept well drained and ventilated, and with good access to sunlight.

The exterior timber joinery is currently in good order. With suitable maintenance, this joinery can be made to last almost indefinitely (for example, Kemp House at Kerikeri has original timber joinery that is nearly 190 years old now). It will need annual cleaning

and checking of hinges and hardware to make sure it stays in good working condition, and re-painting every 7-10 years, inside and out to protect the timber.

The roofing of the house is to be completely replaced in the current project (October 2022). This is expected to have a service life in excess of 30 years, although painting may be desirable after perhaps 20 years.

The roofing on the glasshouse requires some remedial work but is expected to have a long remaining service life once repaired based on the performance of the same material on the house and stables.

The current metal roofing on the stables (corrugated galvanised steel, installed in 1969) is at the end of its useful life; with abundant signs of heavy corrosion and other faults apparent it is due for replacement in the very near future. Unfortunately, traditional corrugated galvanised steel with a heavy zinc coating is no longer readily available in Australasia, having been entirely supplanted by modern materials (e.g., Colorsteel) that are cheaper to manufacture but are much less durable.

In the absence of the original material, the currently available choices amount to either 'cheap and cheerful' (one of the Colorsteel variants, for which the warranty will be 15 years at the most – and which will have a fairly high replacement frequency) or pre-coated corrugated aluminium (which has a higher initial cost but should have a much longer warranty and service life), providing there are no incompatible metals upstream of the roof or in contact with it.

Downpipes should be progressively replaced with painted stainless steel as they reach the end of their service life. This is to give much greater durability and to ensure a consistent and appropriate appearance consistent with the style of the buildings.

The topcoat to the waterproofing membrane to the balconies and verandah deck needs to be renewed every 8-10 years to maintain function. It is currently overdue for renewal on all levels.

Building Services

The various building services are all expected to have a long functional life before replacement is required. However, the newest work at the property, such as the electrical wiring, heating system and sprinkler system are all now 40 years old or more and the end of their working life is coming into sight over the next decade or so. When these services are renewed, a further working life of 50 years or more should be expected.

The sewer and stormwater drains, which still have long lengths of the original earthenware of 1904, are in poor overall condition, resulting in frequent maintenance calls and likely leakage into the ground around the house and down the slope, to the detriment of the site. While some lengths of drain have been replaced with modern pvc, replacement of much of the rest is well overdue. Once replacement has been completed, a working life of 50 years or more should be expected.

3.3 Indicative Replacement Schedules

Exterior Fabric

Element	Nominal Service Life	Likely Replacement
Exterior paint to stables and glasshouse (2022)	7-10 years	2030
Exterior paint on house (last painted 2009)	7 – 10 years	2023?
Galvanised corrugated steel roofing and flashings (stables) (1969)	25+ years	2023?
Galvanised corrugated steel roofing and flashings (glasshouse)(1985?)	25+ years	2030
Existing PVC downpipes	15 years	2025
Existing Coloursteel spouting and downpipes	15 years +/-	2025
Membrane roofing/decking (installed 2009)	20-25 years	2030
Painted timber shingles (2009)	20-25 years	2022?
Lead dome on top of tower (1940)	50+ years	2022?
Timber decking (last repairs in 2009)	100+ years	–
Cast iron vent grilles	100+ years	–
Timber cladding, trims and details	150+ years	–
Timber columns and balustrading	150+ years	–
Leadlight windows	150+ years	–
Timber joinery and glazing	150+ years	–
Plastered concrete (foundations, steps etc.)	150+ years	–

Building Services

Electrical wiring (1979)	50 years	2029+/-
Distribution boards (2022)	50 years	2070
Sprinkler system (1979)	50 years	2029+/-
Heating system (1979 + older components)	50 years	2029+/-
Water pipework inside house (mixed vintage)	50 years	2029+/-
Water main (2011)	50 years	2060+/-
Sewer drains, mostly original earthenware (1904)	40 – 80 years	2025
Stormwater drains, mostly 1904	40 – 80 years	2025

4.0 Outline Maintenance Schedule

This outline schedule deals with the basic maintenance needs of the exterior fabric of the place. It does not deal with any maintenance of the interior of the buildings, which is of secondary importance.

It is anticipated that the information included here will form the nucleus of a much more detailed cyclical maintenance plan for the place to be prepared by HNZPT, with additional specialist advice as needed, and implemented to care for the place. The maintenance plan should sit above the SPM system and provide guidance for useful inputs into that system (or any successor to it).

4.1 As and When Necessary

Attend to any arising issues, such as fresh damage or faults that may be uncovered in the course of other work promptly, rather than waiting for the next scheduled round of maintenance work. In some cases, it may be necessary to effect temporary repairs until a permanent repair can be made.

Remove any graffiti, and repair any damage from vandalism, as quickly as possible.

If any decay is found, or if any weathertightness faults are noted, act to temporarily remedy these until comprehensive repairs can be made. This is particularly important in respect of the roofs and balcony decks, where leaks could cause serious trouble if left unattended.

Respond urgently to any blocked drains or downpipes and to any plumbing leaks.

Remove any at-risk tree limbs, or mature trees, to prevent damage to the buildings.

4.2 Housekeeping – Frequency to Best Suit the Place

Carry out basic checks and work to keep the buildings in good overall condition:

Clear out gutters, rain heads and downpipes on a seasonal schedule. This will need to be done several times per year to minimise the risk of blockages and leaks, according to the seasonal cycles of leaf-litter build-up and the like on each different roof.

Check doors to ensure they are all operating easily; clean and lubricate hinges and other moving parts when needed. Similarly, ensure all the windows operate smoothly and efficiently.

Check for and repair any obvious damage such as broken glass, door hardware etc.

Attend to any site maintenance works; remove leaf litter and debris from around the buildings; ensure surrounding trees and vegetation are kept controlled and cut back well away from the buildings.

Check for any signs of leaks or other issues.

Monitor interior moisture conditions in the three buildings and take note of any major changes that could potentially signal unseen faults.

4.3 Annual

Carry out the housekeeping checks as above, and:

Engage a structural engineer to inspect the retaining walls and carry out a visual inspection of the condition of the front fence. Compare results with the previous year's inspection to monitor the development of any faults.

Carefully check the surrounding trees and remove potentially loose limbs etc. to prevent wind-fall damage to the buildings.

Apply a biocide treatment over the whole of each building (including the roofs), then gently wash the exteriors, including all the roofs areas, to remove grime and dirt. Spray to kill off any moss or lichen growth before it can accumulate.

Carry out a visual inspection of the exterior building fabric of each building, including the roofs, walls and joinery and the visible foundations. Pay particular attention to the condition and security of flashings and other key weather-proofing systems and details. Check for leaks, signs of decay or deterioration, or any other issues that require remedial attention. Compare with the previous year's inspection to monitor the development of any faults or issues.

Check over the external paintwork and touch up as needed. Carry out any repairs that may be required to keep the exterior envelopes of the buildings sound and weather tight.

Carry out a full check of the building services, including power, lighting, heating and alarm systems and check the drains to ensure they are fully operational (this check will partly overlap with the annual BWOF/compliance schedule check).

Plan and carry out other maintenance and repair tasks as necessary.

4.4 Every 5-7 Years

Carry out the annual checks as above, and:

Carry out a full condition inspection of the exterior building fabric, including the roofs, walls, joinery and foundations. Check carefully for leaks, signs of decay or deterioration, or any other issues that require remedial attention. Compare with the previous inspections to monitor the development of any faults or upcoming issues.

Carry out any external repairs needed to keep the buildings sound and watertight.

Allow to re-coat the liquid-applied membrane coating to the balcony areas.

Allow to re-coat the verandah deck (and repair the caulking where needed).

Carefully inspect all the roofs and carry out repair or maintenance work as needed.

Arrange for a specialist to check the condition of the stained-glass windows and clean or carry out repairs if necessary.

Inspect the main drains with a camera and clear as needed.

4.5 Every 10 Years

Carry out all the annual tasks and additional tasks as given below:

Engage a suitably experienced team of building professionals, including structural engineer, building surveyor and conservation architect to carry out a full condition survey of the buildings and their fabric.

Review the condition of all the major trees around the buildings and remove any trees or major limbs that present a significant risk of falling in high winds.

Re-paint all three buildings.

4.6 After a Major Storm or Earthquake

As soon as possible after the event, carry out a special check of the fabric of the place. Particular attention is required to the soundness of the exterior envelope of each of the three buildings, to ensure that additional damage does not accrue from any weathertightness faults that may have arisen, and similarly to the integrity of the building services, and to the soundness of the major retaining walls and adjacent banks.

Carry out any temporary works that may be needed to prevent additional damage, such as temporary covering or bracing until more permanent repairs can be made. Report any damage that appears to be structural in nature to a suitably experienced structural engineer to review and advise on the extent of damage and the repairs that may be necessary, as well as any temporary securing that might be appropriate to protect occupants of the buildings or members of the public.

Check the mature trees on the site for any signs of storm damage and remove any at-risk limbs (or trees) as needed to ensure the safety of people using the site, as well as for the safety and security of the buildings (including neighbouring buildings).

5.0 Conservation Repair Specifications

5.1 Cleaning and Preparation for Repairs

Exterior Building Wash

An important maintenance matter, and for preparation for repairs, is washing the buildings. The broader purpose of washing is to keep the exterior building fabric reasonably free of accumulated dirt, salts and organic growth in order to obtain the best possible service life from the paint coatings and other elements.

When washing is especially important to pay particular attention to areas that are not washed by the rain, such as the soffits of the verandah decks, eaves and bottom faces of window sills and the like. It is also important to wash by hand only, as the use of a pressure washer can drive water, dirt and salts into the fabric of the building, or damage soft parts of the exterior fabric, or remove otherwise adequate paint finishes and the like.

For optimum results, building washing should be conducted as a three-step process, with the steps spaced over an interval of several months. If time is constrained, or if weather does not permit, the time can be condensed to a two-day process, although this will not yield as good results and is likely to need more frequent repeats in the future.

The first preparation step is killing off organic growth on the various substrates. Apply Reeson Quadkleen (available from Graffiti Solutions in Auckland)(or similar specialist biocide, to the conservation architect's approval) by sprayer to all surfaces including the roofs as far as possible in advance of beginning cleaning or painting preparation (ideally, one to six months prior) and allow to wash off naturally. Follow the manufacturer's directions for application. Where possible, apply again a month before cleaning or painting is scheduled to begin. If time does not permit, this step can be omitted.

The final step is to wash. Gently scrape off accumulated organic material, such as moss, lichen, dirt and bird droppings with a soft flexible spatula (to avoid damaging or marring surfaces). Wash by hand, using only a gentle hand-held hose set to a soft spray and a medium-bristled brush (or broom for roofs) to remove superficial dirt and grime, lichen, moss etc.. A solution of sugar soap in water, or biocide, can be used to remove built-up grime from stubborn areas. Take particular care not to drive water into the interior of the building or into enclosed spaces or cavities, such as roof voids or wall framing – for example, wash down the slope of the roof, not up it, and avoid directing any spray at the eaves. Water-blasting, including 'soft-wash' techniques, is not allowed.

Rinse down all surfaces with clean water following cleaning. This is to remove any traces of cleaning agents and dirt and debris, leaving the surfaces ready for paint preparation. As above, take great care to avoid driving water into the fabric of the building.

Note that perfect cleanliness is only required for surfaces to be painted – masonry, metal roofing and other self-finished surfaces need only be made reasonably clean.

5.2 Re-Roofing

General Requirements

All metal roofing work is to be carried out in accordance with the latest edition of the NZ Metal Roofing Manufacturers *Code of Practice* and the requirements of E2/AS1 (in particular section 8.4 covering metal roofs). Provide installer certificates and guarantees for all roofing work to the Owner. A 10-year workmanship guarantee would be appropriate for this project.

Removals and Preparation

Carefully remove the old corrugated galvanised steel roofing. Salvage any sheets that are suitable for use in emergency repairs or for temporary protection on other structures and hand to the Owner to store. Dispose of all badly corroded or perforated sheets and all material not fit for reuse.

Remove and dispose of old building paper or felt underlay. Note that some old underlay products contained asbestos fibres, and samples must be tested prior before commencing removal of the roofing.

Inspect the sarking and repair any areas of decay. Apply a coat of topical timber preservative (clear Framesaver) over all the sarking to provide an additional level of robustness for the future.

Re-secure the sarking boards to the framing along each of the roof fixing lines with 10 ga. x 80mm stainless steel purlin screws, 2 screws per sarking board per rafter, or otherwise as specified by the structural engineer. Also, re-secure other boards where necessary, such as along valleys or ridges.

Check the fascia and barge boards for any sign of deterioration and repair as needed.

Remove or relocate services to minimise penetrations through the roof.

Where feasible, reconfigure vulnerable details to reduce risk.

Profiled Metal Roofing

0.90mm Colorcote Alumigard roofing, in True Oak profile, has been selected for the house. Use the same, or comparable material to re-roof the stables and the glasshouse, with an appropriate heavy-duty self-supporting underlay.

Install all flashings required for the roofing work, in matching material. Work in with the carpenter for the installation of flashing tapes, pressure-sensitive tape and other elements required for the flashings, and associated cladding, wall and roof systems, to be entirely weather-proof upon completion. The details for this work are to be confirmed on site for each building.

Install a roof edge flashing to the whole length of the roof eaves as per the NZMRM *Code of Practice* requirements. Install the new roof underlay, in strict accordance with the manufacturer's instructions, then install the new roofing and flashings.

Allow fix the new roofing to the new roofs as for "EH" wind zone using colour-matched screws (the site wind zone is "H" according to WCC online maps). Use load-spreading washers at the row of fixings closest to the eaves.

Spouting and Downpipes

Allow to replace 100% of the external spouting with new quarter-round material matching the roofing material and colour, run continuously and installed with external brackets to best match the look of the existing.

Allow to progressively replace the downpipes as they come to the end of their service life with new painted stainless steel downpipes, with mitred joints.

5.3 Timber Repairs, Generally

Timber is the pre-eminent building material of New Zealand. It has been used in this part of the world for a millenium to provide shelter and to make tools, and today it is still the most widely used and versatile building material. The native timbers of New Zealand, particularly kauri, totara, matai and rimu, were a marvellous resource for building purposes, both structural and decorative. That resource of old-growth timber is now largely exhausted, and we now rely on exotic species such as radiata pine for our current needs, although conservation often calls for exactly matching repair timbers if these can be procured.

Timber has two naturally occurring states – growing as tree, where it converts nutrients, water and sunlight into timber, or decomposing on the forest floor, where it provides nutrients and energy back into the forest. Timber buildings exist in an unnatural condition between these states and require ongoing attention to prevent deterioration and decay.

If timber is kept dry and well ventilated; if accessible parts of the structure are regularly inspected for the presence of fungi and borer and necessary remedial action is taken, and if protective coatings are properly maintained, then timber structures can have a very long life. There are many timber buildings well over 100 years old that remain in good condition in New Zealand. For example, the Kemp House at Kerikeri is now over 190 years old. There are many overseas examples of wooden buildings still in use that are hundreds of years old.

The following notes outline a process for repair timber buildings, including, in particular, the selection of suitable repair timbers.

Identify the Causes of Decay

There are two main causes of decay in timber, fungi and wood-boring insects.

Fungi

Fungi are simple plants that require moisture, air and a source of food. Given the right conditions, certain fungi can consume the lignin and cellulose that are the main structural components of timber, leaving the affected timbers valueless as load-bearing elements of a structure.

Dry rot is caused by a particular fungus, *merulius lacrymans*. Despite its name, the dry rot fungus needs a moisture content in the timber of at least 20 percent to grow, although it will take its main source of moisture from elsewhere if needed. Removal of the obvious sources of moisture is not sufficient to kill the fungus as it is capable of transporting moisture great distances along its mycelium to fuel its growth. All affected timber must be removed, adjacent plaster or brickwork must be sterilised, and new treated timber used for the repairs.

Wet rot is caused by a number of fungi that require a high moisture content, about 35 percent and above, to become established. Brown rot is one of the most common wet rots, recognisable by excessive splitting of the wood along and across the grain into a cubic, brittle surface. The removal of the source of moisture will stop the rot, but decayed timber will still have to be removed and replaced, as any fungi left behind will reactivate if moisture levels increase again (e.g., from a leak).

Wood-Boring Insects

Wood-boring insects, in particular the common house borer (*anobium punctatum*) and the two-tooth long-horn borer (*ambeodontus tristis*), are dealt with in the specification notes on Borer Treatment.

Eliminate the Sources of Decay

The source of the problem must first be located and eliminated. As moisture is the prime requisite for the growth of fungi, the source of moisture must be located. This might be roof sheathing, flashings or gutters that are leaking; leaking pipework, plumbing fittings or poor stormwater drainage; timber in contact with the ground or with damp concrete or brick; or a defective coating system on the timber. Moisture can also be held in joints between boards and on horizontal non-draining surfaces. The lack of ventilation can lead to the presence of excessive moisture in roof and subfloor spaces, and in spaces used as laundries, bathrooms or kitchens where moisture is generated by the activities within. These sources of moisture must be eliminated first, or any repair timbers will be subject to the same problems.

If the problem is due to wood-boring insects, consult the specification notes on Borer Treatment.

Remove Deteriorated Timber and Treat Remaining Timbers

The mycelia of the various decay fungi can penetrate very deeply into the timber and, while the decay will stop if the source of moisture is removed, if the timber gets wet again, moisture will reactivate the fungi and decay will recommence. To guard against this, the general recommendation is to remove deteriorated timber for a minimum of 1m beyond the last sign of rot. The extent of cutting out necessary can sometimes be quite a lot less in durable hardwoods, or the heartwood of the more durable native timber species, although specialist advice may be needed to confirm the minimum amount of timber removal.

After cutting out, sterilise the affected area of the building to kill off all superficial fungi and mould spores etc., using a 1:4 solution of 2.5% household bleach diluted with water

applied by spray or brush as convenient. Wet all surfaces thoroughly and leave to dry out before carrying out further work in the area. Wear appropriate PPE including respiratory protection for this work.

Treat the remaining timber with a topical timber preservative, selected according to its moisture content and species. Generally, use clear Protim FrameSaver (water based) but confirm the final selection of preservative based on the best penetration into the timbers at hand.

Apply saturation coats of preservative to every accessible face of the timbers to ensure maximum penetration of the preservative; brush or spray on until the timber will accept no more preservative. Wear appropriate PPE and take all necessary precautions in handling the preservatives (refer to the manufacturer's MSDS and application notes for specific requirements). Leave to dry out before carrying out further work.

Choose a Suitable Replacement Timber

Different timbers have widely varying properties and appearance characteristics that lend themselves to particular applications, and each of our native timbers used in building has become associated with particular building elements. Totara, for instance, because of its high natural durability, has traditionally been used for foundations and sub-floor framing, and for exterior joinery. Kauri, because of its ease of working, its strength and straight grain, and its durability has traditionally been used for flooring, sheathing and interior finishing work, and rimu was commonly used for framing and finishing timbers.

The existing timber species of the original building elements includes kauri, matai, rimu and other native species (along with some modern radiata pine). There is little borer evident in the building, which indicates a careful grading and selection of the original materials.

Good conservation practice calls for repairs to be done in materials matching the original. It is now difficult to procure good quality and sustainably sourced new native timber, and its use will be justified only in special circumstances.

If repair work is required in an important historic building where the natural finish of the structural or finishing timbers, or the particular strength or performance properties of the existing timbers are important and an integral part of the quality of the building, then the matching timber should be found. Any piecing-in work to existing timbers should be done with matching timber to ensure similar performance characteristics between the old and repair timbers.

In most cases, recycled old timber will best answer the need and yield material with the dimensional stability, performance characteristics and colouration best matching the existing old materials.

Where the above conditions do not apply (e.g., the timber is hidden and is replaced in full lengths), a readily available exotic timber with suitable performance characteristics will usually suit the purpose. Radiata pine is a very versatile timber, which, used in the

appropriate grade and with the appropriate treatment, will suffice for most replacement problems.

Timber grading

Use the appropriate grade of timber as set out in *NZS3602:2003 - Timber and Wood-Based Products for Use in Building*. Grade determines the strength characteristics and appearance of the timber and for both reasons it is necessary to specify the grade appropriate for the location.

Examples of appropriate grades are:

Structural grades, e.g., SG8 or SG10 for radiata pine
Framing and bracing, floor joists and the like

Dressing grade
Weatherboards, exterior joinery, exterior finishing trims etc.

Select A, heart grades
Window sashes, doors, built-in furniture

Treatment

For conservation purposes, generally use only CCA-treated timber for new elements (or naturally durable timbers). Most topically applied treatments, such as the various LOSP products, do not protect much of the substance of the timber and the use of new timbers with these treatments should generally be avoided in carrying out conservation work.

Note that the heartwood of most native timbers has much higher natural durability than pine, as do the various exotic durable hardwoods, but these timbers generally do not take up treatment solutions well.

Appropriate treatment levels for new timber work in conservation projects include:

H3.2
Interior linings and trims, weatherboards and exterior trim, framing for wet areas, external walls, floor joists and bearers, decking and the like.

H4
Retaining wall laggings and other timbers not buried in the ground. Exposed structural members where the risk of decay is higher than normal (but use only when stress graded timbers are available)

H5
Piles and timbers in ground contact

Moisture Content

The appropriate moisture content is one that approximates the likely moisture content of the timber in service, particularly for interior finishing timbers. If timbers are installed too wet, they will shrink on drying (particularly across the grain) leaving

unsightly gaps. Structural timbers may shrink to the extent that they no longer perform their structural function. Timber merchants generally supply timber approximately seasoned for the particular end use; if they cannot, it is good practice to store the timber in the location in which it is to be used so that it gradually acquires the appropriate moisture content.

Allowable moisture content ranges are given in NZS3602. Typical figures are:

> Weatherboards, exterior joinery, exterior finishing – 14-18%
>
> Interior joinery, interior finishing, flooring not exposed to ground atmosphere in an unheated building, 12-16%

Profiles

When new timber is cut in to repair the old, it is important that the profiles of the two should match. If matching material cannot be obtained, the alternative is to have timber specially machined to match the existing profile - the extra cost will be justified in most cases.

Identification and Record-keeping

It is good conservation practice to identify new materials built into an historic building. This can be achieved quite subtly – date stamping of timbers usually the best way to meet this requirement. Keep a record of all new material – photographs and location drawings are invaluable in helping to understand the history of change and repair of a building.

Piecing-in

When joining into existing timbers, use the matching species with the best possible match between the different pieces of timber. This is to minimise the risk of differential movement resulting from different characteristics between different species or grades of timber. When whole members are replaced, other timber species (e.g., radiata pine) may be considered depending on the situation and structural importance of each member (see above).

Where Visible, Match the Texture

Texture can be important in determining the character of a timber building. If pit-sawn boards must be replaced, it may be appropriate to specify band-sawn boards for the new work to maintain a similar texture. Ordinary rough-sawn timber can be readily supplied to match old work, and adzed timbers can be similarly finished by some tradespeople. If new radiata pine weatherboards are being used to repair knot-free native timber, it is important to have knot-free, or clears grade, radiata.

Note that the texture produced by the weathering of timber should never be artificially reproduced. New timber, properly chosen, will in due time weather to a matching texture.

Match Colour and Grain for Naturally Finished Timber

When repairing timbers that are oiled and/or varnished, it is important to match the timber species and the colour and grain as closely as possible, given the available supplies, so that the new work does not stand out unduly.

Age imparts a darker and stronger colour to most timber. New repair timber should not be artificially aged but, as with the weathering of exterior timbers, left to blend in gradually over time with the original timbers.

Execution of the Repair

Good carpentry repairs are simply those:

- Where the minimum of decayed material is cut out, leaving as much of the original material as possible;
- Where tight butt or mitred joints are made, that continue the line of the profile and shape of the timber joined;
- Where the physical characteristics of colour, grain, density etc. carry through into the repair work;
- Where the repair is visible on close inspection but is discreet and blends seamlessly with surrounding work.

5.4 Borer Treatment

Condition

The buildings appear to be largely free of borer, although some timbers show signs of having been attacked, these seem to be isolated, and the damage appears to be old with no obvious fresh frass sighted. To ensure the risk of borer damage is minimised, all accessible parts of the buildings, including the sub-floor, roof space and any other voids, should be carefully inspected by a professional borer control contractor for borer damage and for any signs of current borer activity.

Effects of Borer Action

The two main borer species that affect buildings in New Zealand are the common house borer (*anobium punctatum*), which is present to some extent in most old timber buildings, and the two-tooth long-horn borer (*ambeodontus tristis*), which is less commonly encountered. Eggs are laid on rough-sawn timber surfaces, in cracks or in holes, but not on painted surfaces. On hatching, the larvae bore into the timber, and it is during this stage of its life, sometimes lasting up to three years, that damage to the timber occurs. The larvae create a network of tunnels that sits just underneath the outer layers of the timber, usually running along the length of the grain. The tunnels left by the two-tooth borer can be particularly extensive and can in some circumstances significantly affect the strength of the timber.

After the pupal stage spent in the timber, the adult bores its way back through the surface of the timber, emerging to leave a hole and fresh frass. The common house borer leaves a small round hole, and the two-tooth borer an oval hole up to 5mm long.

The insect then flies, mates, and lays eggs to continue the cycle. This stage is during the summer, from around November till February or March.

It is rare that borer causes significant structural damage in New Zealand, although two-toothed borer have been implicated in at least one failure of an old building. However, timbers perforated by borer are more susceptible to fungal decay arising from dampness (and damp timbers are also more attractive to borer), and the combination of these problems can lead to serious deterioration over time. Even if the borer is not in the process of causing serious harm, it can lead to unsightly timber surfaces that cannot be sanded or scraped back to yield a good finish.

Heart native timbers are generally resistant to borer attack; it is the sap timber that is most vulnerable. Sometimes both heart and sap are found in the same piece of timber, and it is not unusual to find the sapwood eaten away while the heartwood remains undamaged (this is occasionally observed in matai or rimu flooring of a mixed or coloured grade, leaving a floor that cannot be sanded without exposing the tunnels).

Badly affected timbers should generally be replaced, especially if they are structural. If infestation is old, and there are no signs of fresh borer (clean emergent holes and fresh piles of frass), treatment is desirable but less necessary.

Treatment

If borer is active in the building, then it should be treated to eliminate the insects. The best time for this is when the borer beetles are on the wing, typically in November and February or March. In the first year, the building should be treated at both times, followed by an annual treatment each November. There are two main ways of treating timber buildings that have active borer, either:

1. by direct application of borerfluid to timber surfaces, which renders the timber poisonous, unsuitable for laying eggs on, and it kills the borer as it is active inside the timber or as it emerges, or
2. by fumigation of the whole building (or sometimes parts of the building), which kills borer that are flying. This method has no long-term residual effect, but if carried out regularly it provides effective control.

Treatment can take several forms, including injection into borer holes, brush or spray-on treatments to unpainted surfaces or fumigation. Fumigation is normally considered a method of last resort due to the toxic chemicals required, the need to seal the building, and, depending on technology, the risk of fire.

Borer treatment must be carried out by a professional, and the building occupants or users must follow all directions given.

Direct Application of Insecticide

This is an especially effective method for the treatment of timbers that have no surface finish, such as framing timbers. These may be readily accessible in the sub-floor or roof spaces, or where wall framing is opened up for repairs. Insecticide is applied directly to

the timber, it soaks in, and renders the outer layer of the timber poisonous to the laying or boring insect. Such treatment can be effective for around 10 to 15 years, depending on the porosity and condition of the timber and whether it stays dry.

Insecticides will not penetrate surfaces that have been painted or varnished, simply because these coatings protect the timber. Such surfaces could have borer holes injected with borerfluid (a painstaking procedure of limited value), or the surface finish could be removed before treatment, but otherwise direct treatment like this is unlikely to be suitable for panelling or other finishing timbers.

Brush or vacuum clean timber surfaces to remove old frass, spider webs and dust, since such material inhibits the penetration of the borerfluid.

Brush or spray borerfluid (based on zinc napthanate) on to all accessible surfaces. Borerfluid can be clear or green – use clear for visible timber, and green where the timber is hidden. This work should be done by qualified applicators, who must follow the manufacturer's instructions carefully, and take all necessary health and safety requirements.

Fumigation

For effective control of borer by fumigation, it should be carried out regularly when the borer are on the wing, say twice in the first summer (November and February) and then in November for the following two or three years. This will ensure that all borer in the building are killed, but it will not stop later re-infestation from outside, so in addition a single treatment say every three years or so is recommended. Such treatment has the advantage of killing other undesirables such as spiders, silver fish and flies as well.

Contract a specialist fumigation firm to treat the building, using synthetic pyrethrin. This will involve closing up the building, leaving internal doors open, and fogging the interior with the fumigant. Follow the instructions of the fumigator. These will include the evacuation of the building or space for say 12 hours, or a longer period. As an alternate, 'Borer bombs' can also be used, purchased from most hardware stores; again, follow the manufacturer's instructions carefully.

5.5 Exterior Painting

This specification section deals with the general aspects of the various exterior elements of the three buildings.

Investigation

Paint Film Build and Adhesion

Before commencing work, determine whether the existing paint is suitable to receive a new coating. Check the existing paint film build at several different places around the buildings. Similarly, carry out adhesion tests to see how well the paint is attached to the substrates. Allow to completely strip the paint back to bare timber where the film build is excessively thick, or the paint is poorly adhered.

Note, the existing paint on the house is generally unsuitable for re-coating.

Paint Colours

Before commencing work, investigate the original colours and disposition of colours on the buildings. Slow and careful scraping and sanding will progressively reveal underlying layers of paint, particularly on rarely touched areas like the tops of doors and the sills of windows. Further investigation can be done by inspecting paint flakes under a microscope.

Make a clear record of the oldest colours and their distribution, including marked up drawings or photographs.

Use the best available colour matches to the original colours from the Hannah era when re-painting the building. Note that any dark colours will have been painted over after chalking off in the weather and the original tones will usually be darker than what is uncovered through investigation.

Project Painting Specification

Obtain a detailed and project-specific manufacturer's specification from the paint system supplier before commencing work. Along with confirming the appropriate paint systems and products, this must provide specific information about the requirements for preparation and application of paint to each of the different substrates and should include confirmed colour selections. Keep a copy of the specification on the project file for future reference.

Aim of the Work

The intent of the work is to provide a fully functional protective and decorative paint finish to all the painted surfaces of the building, as best as can be obtained without trying to obtain a perfect "as new" surface finish.

Note that the imperfect surfaces and their patina of age make an important contribution to the heritage values and characteristics of the building. Where existing paint is sufficiently adhered and sound enough to be painted over, it must be left in place, and the surfaces are not to be smoothed out or otherwise improved.

Scope of Work

Building elements to be painted include:

a) Timber elements, including barge and fascia boards, cladding and trims, joinery and facings, columns and balustrading and the like.

b) Downpipes, various service pipes and conduits and the like.

c) Cast-iron vent grilles

d) Timber verandah decking

Existing Repairs

Previous repairs are an interesting part of the historical record of the building. Where these repairs are well-done, sound and functional, they are to be left as found and

painted in with the adjoining surfaces. Poor or failed previous repairs are to be made good and all concomitant damage repaired prior to painting work being carried out.

New Repairs

Where the need for repairs to any surface becomes apparent during painting preparation, refer the matter back to the Conservation Architect to confirm the scope of work and nature of repair required in each specific situation.

Protection

Use drop sheets at all times to protect existing building fabric and the grounds and plantings etc. from paint splashes and drops. Ensure the perimeter of the work area is properly always protected against public entry.

Take particular care to protect the leadlight windows from paint splashes and dust and the like. Apply a masking film to the exteriors of the leadlights before commencing preparation work.

Materials and Systems

All painting materials are to be new and the best of their respective kinds. All paint is to be brought onto the site in original sealed containers and is to be made available for inspection before work begins.

All paint systems for a particular substrate are to be sourced from a single manufacturer. Do not mix and match paints from different systems, or from different manufacturers, on a single substrate unless specified by the paint system supplier.

Any materials supplied to site that are not in accordance with the specified materials or are inappropriate for the work required are to be removed from site upon request.

Preparation and Application

Basic preparation includes removal of leaves and debris and clearing vegetation etc. from around the building as needed to provide good working access to all surfaces to be painted. Carefully mask out hardware and glass etc..

The first preparation step is cleaning the building. Refer to the notes on building wash above.

Prepare surfaces by low pressure washing using a hand-held hose and a medium- or soft-bristled brush to remove superficial dirt and grime, lichen, moss etc.. A solution of sugar soap in water, or less dilute biocide, can be used for stubborn areas. Do not use high pressure water blasting or abrasive blasting for preparation on this project (to prevent water being driven into the fabric of the building).

Follow the washing by hand scraping and sanding on timber surfaces to obtain a firm surface suitable for applying paint. Where significant amounts of paint are to be removed, chemical stripping is the preferred method. Mechanical sanding is allowed for preparation, provided that there are no new tool marks left from the process and that

old tool marks (e.g., circular or frame saw strokes or adze marks) are not removed. Remove flaked, loose, bubbled, chalked or crocodiled paint coatings to the minimum extent necessary to provide a good base for the new paint. Take care to feather out all edges so there are no distinct ridges. Carry out other preparation as required for each specified paint system, in strict accordance with the manufacturer's instructions. Do not use thermal paint stripping methods (see notes on heat processes above). Do not carry out preparation work while there is wet paint nearby.

Prime and fill holes with linseed oil putty, or two-part epoxy filler. Note, do not use air drying "contract" filler for this work as it is not waterproof.

Apply new paint by brush only (note, application by spray is acceptable if the spray is immediately followed with a brush to create the appropriate texture to the paint. Generally, follow the existing methods of cutting in between colours.

All application of paint systems is to be carried out in strict accordance with the manufacturer's directions and data sheets. Note that all concealed surfaces that require paint protection are to have the same number of coats as surrounding areas.

Lead-Based Paint

Lead-based paint is certain to be encountered, and appropriate precautions must be taken to minimise the amount of disturbance and dust involved in preparing this material for re-painting.

Refer to the current edition of the Worksafe publication *Guidelines for the Management of Lead-Based Paint*." The preferred methods of preparation of surfaces with lead-based paint are wet sanding and scraping in tandem with the use of a ground sheet to collect paint flakes and contaminated water, or chemical stripping. Workers must wear appropriate protective clothing and respirators while carrying out this work.

Do not carry out preparation work in windy conditions and take great care to prevent the spread of dust and debris from painting preparation into the buildings or onto adjoining properties. Collect all debris from preparation and dispose of it off site.

Appropriate Weather Conditions for Painting

Do not apply paint in any of the following conditions:

- The surface to be painted is within 5°C of the dew point.
- Ambient air temperature is below 5°C with any paint. If the ambient air temperature is below 10°C, obtain special "winter-grade" water-based paints that will cure at low temperatures. Note, this may impinge on colour selection.
- The relative humidity is above 85% (unless special precautions are taken to ensure the surface is maintained at least 5°C above ambient air temperature until the paint has cured sufficiently).
- In very windy or dry conditions, such that the paint would dry too quickly, and the integrity of the paint film would be compromised.

- There is dew or ice or other moisture on the substrate.
- If there is a chance of rain before the paint is sufficiently dry.
- If any of the above conditions are likely to occur before the paint has dried.
- Any conditions specified by the paint manufacturer that are more restrictive than those above.

Clean-up

All solvents used in washing brushes, cleaning down paintwork etc. and all cleaning rags and the like must be disposed off site. No solvents or paint residue may be disposed on the site.

Hand remnant paints to the Owner for off-site storage and use in future touch-up and minor repair and maintenance works.

Maintenance

The painting contractor must maintain the works for a period of not less than three months after completion and is to make good any defects that become evident in that time, to the satisfaction of the Owner and the Conservation Architect.

5.6 Appropriate Materials for Repair Work

Supply a copy of HASNO data sheets for all materials used on the project (either on site or off site) to the Owner.

Biocide

Quadkleen, available from Graffiti Solutions of Auckland, telephone 09 525 5722

Fixings

Types to NZS 3604, section 4 Durability (and NZBC B2), size, number and form as set out in the fixing schedules of NZS 3604, sections 6 – 10. Note all new fixings are to be grade 316 stainless steel (except where in contact with aluminium, in which case grade 304 should be used).

Topical Timber Preservative

Protim Framesaver – generally use clear product, particularly in any areas where the stain could run through to visible finishing timbers or painted surfaces. Apply liberally by brush or spray, using appropriate PPE, to all cut ends and as a superficial treatment as needed to existing timber. Note – cut all rot back to sound timber before applying preservative, see the notes on timber repair.

Timber

Where repair timbers are visible and meeting in to clear finished existing timber, use recycled stock of matching species and grade, with the best obtainable match for grain, figure and colour.

Similarly, replacement timber used to repair existing unseen timber members must be from recycled stock of the best matching species and grade.

New timbers, where visible and paint finished should preferentially be in the same timber species as the surrounding timbers, to ensure proper compatibility of movement and strength properties and minimise any risk of differential movement. However, treated radiata pine may be allowable in some situations, subject to confirmation with the Conservation Architect.

New timbers, where concealed and in whole un-joined lengths (such as repair timbers used to sister-up existing members, or new framing elements), can be in treated radiata pine or other suitably durable timber, subject to confirmation with the Conservation Architect and Structural Engineer for the most appropriate timber for the specific situation. All such new timbers shall be treated and stress graded to NZS3602 and NZS3604 requirements respectively.

Treat all cut ends and joins etc. with timber preservative; seal with epoxy sealer and prime all areas that will be concealed before fixing in place. Profiles and sizes to exactly match in to existing, all fixings to be fully concealed to match in to existing.

Adhesives

Use only waterproof adhesives compatible with the timber species requiring repair, such as epoxy or polyurethane adhesives (confirm final selection against manufacturer's data sheets for each timber species before using).

Epoxy Sealer

Altex 421 Epoxy Timber Sealer or equal light low-viscosity paint-on epoxy sealer.

Consolidant

Following preservative treatment, use a suitable marine-grade low-viscosity epoxy as a consolidant where appropriate for repairing non-structural defects where existing timbers can safely be left in place – suitable epoxies include Wests and Everdure. Do not thin the epoxy, rather use gentle heat on the timber substrate to improve flow and increase penetration into the timber.

Fillers

Epoxy-based fillers to paint manufacturer's specification – e.g., Resene Epox-o-Bond, Wests System or Altex. Do not use "contract" acrylic fillers anywhere on the exterior envelope of the building.

DPC/DPM

Bitumac 877 / Moistop 748 or similar heavy duty bituminous materials.

Metal Roofing and Flashings

The best balance of cost and service life for a new roof in standard materials would be obtained with pre-coated aluminium (e.g., Colorcote AlumiGard). The life of the roofing could be extended by painting once the coating is worn.

Roof flashings must match or be compatible with the roof material.

Spouting

Quarter-round, continuously run in the same material as the roofing, with external brackets to match the look of the existing.

Downpipes

Progressively replace the downpipes with new painted stainless steel on external brackets. Use circular downpipes with mitred joints, to match the existing, fixed on strap brackets.

Roofing Underlay

ProClima Solitex UM, for metal roofing on top of sarking, or as otherwise specified by roofing supplier.

Flashing Tape

ProClima Tescon Extora

Sealing Tape

ProClima Tescon Naidex

Foam Sealing Tape

Inseal 3109 tape, select thickness to allow for 50% compression in the installed situation.

Façade Sealant

Sikaflex AT-Façade or better.

Paint

Use only complete systems from a single manufacturer for each area and major finishing element. Use the preparation and finishing systems specified or equivalent specifications for the materials and substrates from other coatings manufacturers.

5.7 Forbidden Materials

Products specifically forbidden on this project include:

Reconstituted wood products – e.g., MDF, particle board, chipboard, bisonboard, strandboard etc. anywhere for anything on this project.

Tongue and groove plywood, except where specified by Structural Engineer.

Timber treated less than H3.2

LOSP treated timber – CCA treatment only.

"Contract" acrylic or other air-drying fillers for exterior work

Foamed building products.

Any forbidden products sighted will be removed from site at the contractor's expense.

Appendix 5: Landscape Management

This section was written by Sarah Poff, landscape architect, SPK Consultants Limited.

Antrim House soon after completion, 1906. Note the front gates, the plantings behind the fence, and the flower beds in the front lawn, along with the south fence and a paling fence along the west retaining wall. Photographer: Sydney Charles Smith, Ref: 1/1-023048-G, ATL.

Introduction

One of the guiding principles of the *ICOMOS New Zealand Charter for The Conservation of Places of Cultural Heritage Value* is that '…the historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim…'

The early photographs of Antrim House 1906 – 1940's are the reference points used for the following assessment for the landscape setting of Antrim House. Where the immediate landscape setting of Antrim House is of residential character. Where the grounds laid out are for the enjoyment of people, with display gardens and vegetated boundary plantings.

Townscape (wider setting)

Antrim House is a landmark building in Wellington, due to a prominent location on an elevated site in Boulcott Street, and for the quality of its early 20th century architecture.

Antrim House sits on the uphill side of Boulcott Street and has an elevated perspective from the street. Boulcott Street traverses a coastal escarpment located on the former shoreline of the inner harbour. Historic settlement in the area typified a form exhibited by the residential character of early Wellington, where closely packed hillside housing was located to have extensive views to the harbour. The layout of Antrim House would have been characteristic of its era, where the middle and upper class developed relatively substantial gardens with ornamental planting in the front, and vegetable gardens to the rear.

A glimpse of the earliest residential character remains in part, where the rear yards of the houses on The Terrace run down the upper part of the escarpment to the western boundary. The remaining green space on the coastal escarpment helps to locate Antrim House within the landscape. Jellicoe Towers, although tall, has a small footprint straddling two of the adjacent original residential sites. This neighbouring property has also retained the rear yards running down the escarpment. The borrowed backdrop of contiguous 'green' space on the escarpment makes a significant positive contribution to the setting of Antrim House.

The contemporary character of the street is typified by much more intensive development, with high-rise buildings (commercial and residential) occupying the entirety of their sites. Antrim House is one of the last residential houses within the area and therefore offers considerable streetscape and open space values, particularly in relation to the surrounding high-rise buildings of the CBD. Today most of what is left of the setting is the area constrained within the legal boundary of the Antrim House site and the immediate surrounds.

The Site (immediate setting)

Places derive their significance and distinctive character from their meaningful relationship with place; their physical, visual, spiritual and cultural context and setting. The setting of Antrim House is now confined to its immediate site boundaries with the only remnant of borrowed landscape being the escarpment. This change in character to the wider setting sees Antrim House rely solely on the landscape qualities within this immediate setting, the site and the escarpment above. These qualities need to be recognised and provided for in any contemporary landscape design if the character and significance of Antrim House is to be retained and enhanced.

The size of the site established in the early 1900's remains much the same. The concrete retaining walls (some original), the driveway access and the general arrangement of built elements can be seen in the 1906 photograph. To achieve this site layout a significant volume of cut and fill earthworks would have been carried out to place the house in the south-western corner, the associated outbuildings and accordingly the lawn and garden areas to the north and east.

Modifications to the landscape elements of Antrim House over time have resulted in a very simplified layout of the grounds with little reference to its original residential character. The emphasis placed on vehicle activities within the site, at the expense of garden and space for people, has had significant adverse effects on the landscape

character and setting. The current layout of the site provides an unsatisfactory landscape setting for a house of this significance especially given the distinctive residential character of the site within the Wellington CBD.

The area of land that Antrim House sits within could be described as the curtilage to the buildings. The curtilage is the area of land that contributes and fulfils the purpose, understanding and enjoyment of the place. It is fundamental to the development of place, and includes its buildings, landscape works, relics, trees and gardens. If the site ownership was ever to change, consideration could be given to making the curtilage an historic reserve.

The Garden (lost)

The landscape setting implemented by the Hannah Family (1906 photograph) is key to the immediate historic setting of the house and associated outbuildings. The landscape plan would have been laid out to respond to the architecture, incorporating both accessibility and street appeal. Tending to gardens was a significant recreational pastime, not just for pleasure and the enjoyment of growing and displaying plants; but also, for the benefits that gardens could provide to the occupants from food production.

Landscape is dynamic and residential gardens inevitably evolve from their original design, contributing to the changing landscape. Gardens tend to reflect the period and people they were tended in and by, as they are more easily and quickly changed than the buildings. The most transformative period for the landscape at Antrim House includes the changes driven by the adaptive reuse of the buildings and its shift in purpose from a residential dwelling to an office space.

The garden of Antrim House is now almost entirely utilitarian, centred around the accommodation of cars and car parking on site. The only reference to the historic arrangement of the site is the driveway access from Boulcott Street and the front fence. In terms of its immediate setting the lawn areas and plantings have been significantly reduced with little consideration to the overall fabric of the historic site.

The landscape should focus on the historic setting of the building and gardens for the enjoyment of people. The long-term plan needs to address a reduction in hard landscape spaces, especially in front of the house. The realignment of driveway width so that it is solely for the purposes of access and the removal of nearly all on-site parking will allow the reinstatement of primarily soft landscape areas. It would be desirable to retain an accessible car park and visitor parking space on site, which would be consistent with the Hannah family's use of the site. The two access points and driveway provide ample space for manoeuvring and service vehicles.

The 1906 photograph shows a set of timber steps on the steep lawn embankment next to the cabbage tree on the southern boundary. With the reinstatement of a garden setting it would be appropriate to review the reinstatement of this landscape element.

Today the gardens are a mix of predominantly low maintenance shrub plantings from different eras. There are some mature tree species from an earlier time that are accompanied by more recent interpretations and refurbishments.

The Edges (Thresholds/ Coastal Escarpment / Boundaries)

The high-rise buildings surrounding the site on all boundaries, all overlook and engage with the open 'green' space of Antrim House. The northern, north-eastern and southern boundaries of the site have an incongruous form with an overbearing effect. The existing treatment of these edges does not address this impact.

Boulcott Street Thresholds

Antrim House is accessed from Boulcott Street from the original entrance with the driveway on the eastern edge and the modern right of way to the north of the property. The original entrance has lost a substantial amount of its historic fabric (two sets of iron gates, and an entire gate post) through the ongoing easing of the access way and the accommodation of vehicles on site.

The front entrance is of high value to the historical significance of the place and is fundamental to improving the setting of Antrim House. Work to reinstate the gateway pillars, pedestrian and vehicle gates and reducing the scale of the driveway should be carried out at the same time as the remedial work to the front fence.

69 – 71 Boulcott Street is set back from the front boundary, and this set back allows a small return along the northern boundary of the site. The junction where the front fence at the north-eastern corner meets the side boundary fence would benefit from a permeable fence like the front fence. This would allow a 'window' into Antrim House from the street and neighbouring property.

The ROW to the north was established as part of the development of the neighbouring properties. This utilitarian access lacks any definition or sense of a threshold to Antrim. This whole edge (fence, gates and planting) needs to be addressed to provide some level of enclosure to the garden of Antrim House.

The Coastal Escarpment

The escarpment above provides an effective backdrop to the setting of Antrim House and offers some relief from the modern built environment that has become the setting. The vegetation plays a valuable role in offering a 'green' backdrop but is currently neglected and of limited aesthetic appeal and ecological value.

The *Vegetation Management Proposal (2018)* prepared by Peter K. Russell, Aotea Biodiversity Co., is a comprehensive piece of work with very achievable outcomes for the escarpment area and should be implemented.

The values of the escarpment are fundamental to improving the setting of Antrim House. A restorative planting strategy to the coastal escarpment would also provide a level of interpretation to the original wider setting of the early residential area and provide improved *green* infrastructure within this part of the CBD.

North and South boundaries

The side yard areas are where the overbearing effect of the high-rise built environment is experienced. The fencing along these boundaries, their condition, scale, materials, colour and junctions need review to improve the condition of these edges. The plantings along these boundaries need to provide a greater level of screening and scale to create the sense of enclosure the garden requires to improve its immediate setting.

Existing Trees

The mature trees within the garden are somewhat limited. The photographs from around the 1960s show many well-established trees in the front garden area, grown so large the house was somewhat obscured from view. The MOW plan of 1979 identifies tree locations and some garden areas on site; however, it does not give any species names or other useful information. In 1987 Boffa Miskell were commissioned to carry out a planting plan for the garden. This plan identifies some of the mature trees and sets a new plant palette. A good number of plants from that era can be identified on site.

Mature Trees (1900 – 1987)

Ilex aquifolium, variegated Holly – located within the lawn area on the apex of the curve on the right-hand side of the driveway. This tree starts to appear in photographs from around the 1940s. The amenity value is mostly in its mature form, as it otherwise partially blocks views of the house from Boulcott Street. *Ilex* species have become an unwanted garden species as the seed is easily bird-spread. Once established; it also spreads by suckering (sprouting from roots) and layering (rooting of branches that touch the ground). This tree should be removed.

Laurus nobilis, Bay tree – located in the lower front garden on Boulcott Street. A mature tree now with very poor form due to significant pruning. There is a large amount of vegetative growth at the base. This tree offers some screening of the neighbouring property but should be removed once other more appropriate trees have established along this boundary.

Cordyline australis, Cabbage tree x2 – located along the southern boundary and in a similar proximity to those in the 1906 photograph. These trees are of very high value as cabbage trees are present in the photographs from 1906, one in apparently the same location. These trees should be retained and potentially seed collected for future plantings within the site.

Ulmus sp. Elm tree – located in the north-eastern corner on Boulcott Street. This tree contributes greatly to the streetscape character of Boulcott Street. It is a large-scale tree that provides relief to the high-rise environment (and some concealment of the adjoining building). This tree should be retained for as long as possible.

Trachycarpus fortune, Chinese Fan Palm – located in the lower garden on Boulcott Street frontage. The amenity value is mostly in its mature form. These palms have become an unwanted garden species where seed is easily bird-spread. Once scattered and

established; it out-competes native species for space and light. This palm should be removed once other more appropriate vegetation becomes established.

Semi Mature Trees (1987 – 2020)

Boffa Miskell planting plan 1987:

Magnolia stellata, Star Magnolia – well established on site with very good form and are of high value to the garden setting. These small trees should be retained.

Magnolia grandiflora, Evergreen Magnolia – squeezed into planting area by the car park. The tree is of value because of its scale, although it has undergone significant crown lifting. This tree should be retained with its form reviewed by an arboriculturalist.

Ulmus parvifolia, Chinese Lacebark Elm – this relatively large tree is located on the boundary with 69 – 71 Boulcott Street. Several were to be planted in the 1987 plan, this is the only one that appears on site. The tree has value in providing some high-level screening / softening of the neighbouring building, however, it is growing towards the light, away from the building and is starting to obscure views of the house when viewed from Boulcott Street. This tree should be retained but its form reviewed by an arboriculturalist and pruned back clear of the main views of the house.

Laurus nobilis, (Bay tree) – located between on-site parking and the house on the north side. The value of this planting, maintained as a hedge, is essentially in screening cars from internal and external views within the site. This planting should be removed at the time the majority car parking is relocated off site, in order to visually expand the open space in front of the house.

Laburnum vossii – located on the north-eastern corner at the back of 69 – 71 Boulcott Street. These trees are well established and provide a good level of screening of the modern building. The trees should be retained.

There are a few semi mature trees that are not on the Boffa Miskell plan.

Gladitisea triacanthos, Honey Locust – in the location where a *Liquidamber* was proposed on the plan. A short lived medium-sized tree, fast growing with a spreading, slightly weeping form. Honey Locust's are a more recent garden species. This tree is not appropriate in this landscape setting and should be removed.

Leptospermum 'Copper Sheen', Australian Manuka – located on southern boundary where they provide a low level of screening to the neighbouring property. These trees have a soft reddish bronze colour and are a more recent cultivar in the garden. These trees are not appropriate in this landscape setting and should be removed.

Daniel Lobb, who passed away suddenly in 2016 at work in Antrim House is memorialised by a rewa rewa (*Knightia excelsa*) and a bench seat, currently placed just outside the library bay window. This tree should be retained; the seat should be re-positioned when the revised landscaping plan for this area is confirmed.

Conclusion

In terms of the heritage values related to landscape, Antrim House relies solely on the qualities of its immediate setting. These qualities need to be recognised and provided for to improve the condition of the setting and improve its relationship to the house. The way that the landscape has evolved is not an appropriate treatment of the site in terms of the historic setting.

The early photographs of Antrim House 1906/07 should be the reference point for re-establishing the immediate setting and layout of the grounds and gardens. A 5 - 10 year restoration plan outlining the scope of work required to reinstate the setting should be prepared. Display gardens, specimen tree planting and vegetated boundaries should be carefully considered to firmly establish the garden setting for the next 50+ years.

Outline Scope of Landscape Restoration Plan

The plans on the following pages outline the recommended approach to restoring the landscape setting to a state more appropriate to the house.

The work could be staged as follows:

Stage 1. Escarpment restoration – consultation with interested parties, weed control and revegetation plan. Follow the recommendations given in the 2018 management plan.

Stage 2. Reinstatement of the driveway and gate alignment – make safe edge of site on eastern corner with 69 /71 Boulcott Street (long fall over unprotected top edge of retaining wall), address edge treatment along southern and northern boundaries, address front and side fence junction on north eastern corner of site. Repair the Boulcott Street fence in tandem with this work.

Stage 3. Progressively reinstate display gardens and lawn areas (working towards the 1906 template). Remove inappropriate trees but add further screening plantings to mask the most prominent parts of the surrounding modern buildings.

Stage 4. Potential exposure of the turning platform in front of Stables / Garage and associated interpretation of early technology.

Stage 5. Removal of most or all of the current parking area in front of the glasshouse and return the space to lawn and garden for the enjoyment of people on the site and enhancement of the heritage values of the place.

LANDSCAPE PLAN SOURCES

Local Maps WCC - Flown 2017

Spencer Holmes Ltd - Topographical Survey 2011

As Built Laser Scanning Services - 2013

Boffa Miskell Ltd - Planting Plan 1987

KEY

Existing garden beds

Existing lawn areas

Existing asphalt areas

Existing paving

Trees of scale
(most from Boffa Miskell planting plan1987)

Old tree (1906 - 1950)

Memorial tree - Rewarewa
Knightia excelsa

SPK Landscape Architecture

ANTRIM HOUSE - EXISTING LANDSCAPE

APRIL 2020

LANDSCAPE RESTORATION

1. Front Gate - reinstate front entry gates and posts, review vehicle crossing threshold.
2. Driveway - progressively remove parking and reduce driveway width back to 2011 survey, reclaim lawn area between driveway and garden.
3. Front Garden - review all plants, trees and small retaining wall parallel with front fence and develop appropriate planting scheme.
4. Display Gardens - reinstate original form of garden beds on front lawn slope with appropriate planting scheme.
5. Southern Boundary - adjust garden edge alignment to allow for lawn edge to driveway, remove Bay Tree and review planting scheme & introduce boundary hedge and trees to screen adjacent apartment building.
6. Display Gardens - reinstate garden with lawn edge along driveway, remove Holly Tree.
7. Garden steps - reinstate garden steps from 1906, review location with old Cabbage Tree.
8. Lawn / Asphalt threshold - realign top edge of lawn to the uphill side of stair pillars and review hard surface treatment along front of the building.
9. Driveway - progressively remove parking to reduce driveway width, reclaim this area for lawn between driveway and garden.
10. Lower Northern Boundary - address boundary fence / junction on north-eastern corner, review planting & screening of northern office block and develop an appropriate planting scheme
11. Northern Corner - install new safety fence (with vehicle barrier) top of retaining wall, review planting & screening and develop appropriate planting scheme.
12. Upper Lawn + Garden Terrace - develop period appropriate layout of gardens, trees and lawn, remove Gleditseia and replace with Kowhai x3
13. Rear Gates - develop new boundary treatment along this edge to define curtilage of property.
14. Car Park - allowance for x2 accessible carparks.
15. Historic turntable remains - as part of the heritage features of the site.
16. Escarpment - develop an enhancement plan for the escarpment working with adjoining properties.
17. Gardens - develop garden layout to soften boundary and asphalt areas, develop appropriate shade planting scheme.

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ANTRIM HOUSE - PROPOSED LANDSCAPE RESTORATION

APRIL 2020