

Heritage Buildings Report

Site ID

Building/Site Name

Miss Lane's Cottage

Address

105 Pendarves Street, New Plymouth



Statement of Significance

Miss Lane's Cottage was constructed in 1910 as an investment project by local businessmen. Soon sold to Miss Katherine Hamerton, the property was initially rented to a number of different persons, mostly belonging to the marginalised working and lower-middle classes. The building has considerable architectural significance as a regional example of a narrow two-storey cottage with street-facing façade (the only example of its type in New Plymouth), being a style more commonly associated with the densely populated inner-city suburbs of larger centres such as Auckland and Wellington. It has strong contextual value as one of a pair of interesting old timber dwellings with strong streetscape value, and as part of a wider group of interesting heritage buildings along Lemon, Eliot and Pendarves Streets. Despite modifications during the mid-twentieth century, the cottage still retains its original form and much external fabric.

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Legal Information and Heritage Status

Legal Description Lot 5 DEED 49

District Plan Item/ Map No.

Heritage New Zealand List Not listed

Construction Information

Date of Construction 1910

Principal Materials Wooden framing, weatherboard, corrugated steel

Construction Professionals William Howson (builder and presumed architect)

History

Town Sections 1603, 1604, 1605, 1628, 1629, and 1630 were purchased by W. K. Hulke from grantee Charles Ibbotson in 1862.¹ By January 1876, the original six quarter acre sections had been subdivided into ten lots and were being advertised for sale by land agent William Courtney.² It seems likely Courtney was responsible for the subdivision, as ownership of the property was transferred to him in mid-1876.³ The sections didn't immediately sell, and it wasn't until early-1878 when the vacant lots 2-7, fronting Eliot Street, were conveyed to J. C. George, then to L. S. MacDonough, back to J. C. George, before finally being purchased by Captain Henry Rogers in mid-1879.⁴

A native of Newfoundland, Captain Rogers lived an extraordinary life as both a sea captain and gold miner. It was whilst engaged in gold prospecting in the American West that he was a member of a party of six who discovered the Alder Gulch claim, being the richest alluvial gold deposit ever discovered; this event and the subsequent influx of tens of thousands of people to the area led to the founding of Montana Territory, later to become Montana State.⁵ Rogers moved to New Zealand in 1873, and first settled in Christchurch, before relocating to New Plymouth in April 1879. Following his purchase of the Eliot Street property in July-August 1879, Rogers soon set about having a row of four cottages constructed, of which 75 and 77 Eliot Street are the only survivors.

In November 1903 Rogers sold the section on which 77 Eliot Street stands to William Courtney, with the *Taranaki Daily News* subsequently reporting the sale of "Mr H. Rogers shop and dwelling, Elliott Street, with valuable 1/4-acre land to a local investor".⁶ The property, "formerly known as Captain Roger's" was again advertised for sale in April 1906 and soon sold to John Rogers, not thought to be any relation of Henry.⁷ John mortgaged the property to architect James Sanderson (at the time living just across the road), who appears to have acquired ownership, with the property conveyed from Sanderson to property developer and later New Plymouth's longest serving mayor (1933-53), Everard

¹ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

² *Taranaki Herald*, 15 January 1876, page 3

³ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

⁴ Ibid.

⁵ Forney, Gary R. (2009). *Discovery Men: The Fairweather Party and Montana's El Dorado*. Xlibris

⁶ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand; *Taranaki Daily News*, 14 November 1903, page 2

⁷ *Taranaki Herald*, 27 April 1906, page 1; Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

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Robert Gilmour and 'another' in October 1907.⁸

During 1910, the owners decided to have a second dwelling (the present house), erected at the eastern end of the property. A permit was granted to 'Gilmour & others' on the 16th of March 1910 for the construction of a 'dwelling house' on Part Town Section 1628 Eliot Street (should be Pendarves Street).⁹ William Howson was the builder and the estimated construction cost was noted as just £89; it is unclear if this amount is correct as it is rather low, even for a smaller house.¹⁰ It seems likely that the house was constructed based on pattern book plans obtained by Howson, a skilled builder who had earlier taken several government contracts and was later employed by local firm Boon Bros.



Detail of 105 and 107 Pendarves Street from circa 1912 view of New Plymouth from site of New Plymouth High School, *Supplement to the Auckland Weekly News*, 14 November 1912, page 8

In late-April 1910, the property was subdivided and the eastern portion with the present cottage, likely still under construction, was conveyed from Gilmour and others to Miss Katherine Louisa Hamerton.¹¹ Miss Hamerton didn't occupy the house herself and rented it out during her period of ownership. As was typical for cottages of this style in other New Zealand localities, early occupants were principally members of the working and lower-middle classes. The house first seems to appear in street directories in 1913, with cabinetmaker Albert Roch listed as the occupier, followed by tailor James Charles Clarke in 1915 and 1916, Ernest A. Phillips in 1917, and Miss W. Jamieson in 1918 and 1919.¹²

In May 1919 the property was purchased from Miss Hamerton by Henry John Anthony, who resided in the house himself.¹³ Anthony only retained ownership for a little over a year before the house was conveyed to Miss Alice Maude Lane.¹⁴ Little is known about Miss Lane, although she never married and lived in the property for a considerable period until its sale in 1949 to W. C. Culver. In mid-1949 Culver commissioned local architects Taylor & Syme (William Taylor and Raymond Syme) to design

⁸ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

⁹ NPBC Building Register Book 1902-22, Puke Ariki Archives (ARC2011-204)

¹⁰ Ibid.

¹¹ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

¹² Wisers Post Office Directories, 1910-19

¹³ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

¹⁴ Ibid.



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alterations and additions to the property. Whilst some of this work such as enlarging the first-floor windows and upper gable shingling was completed, construction of a planned two storey addition on the eastern side of the house never eventuated.¹⁵ In 1968 further alterations were completed for then owners Victor and Anna Pok, with the house converted into two flats and the first-floor balcony added above the front bay window at this time.¹⁶

Reference Sources

See footnotes.

Description

Miss Lane's Cottage is located in a tree-lined city fringe street several blocks from New Plymouth's CBD, and just east of New Plymouth's main southern entrance on Eliot Street/SH3. Located within Frederick Carrington's original Town of New Plymouth, this area was settled early in New Plymouth's history, and the surrounding blocks contain a number of interesting heritage buildings. Whilst development pressures since the 1970s have resulted in an eclectic mix of architectural styles, the area still retains a sense of historical character now uncommon in New Plymouth.

Constructed hard against the eastern property boundary and close to the street frontage (possibly in anticipation of further intensification), the house is situated very close to neighbouring 107 Pendarves Street (circa 1896-97), with which it forms an intriguing pair of timber dwellings. The building is part of a larger group of interesting heritage buildings along Lemon, Eliot and Pendarves Streets, with the HNZ listed 'Hen and Chickens' Historic Area (1860s) also located further west along Pendarves Street.

The main form of the building is a narrow, timber framed, two-storied cottage with street-facing façade and side main entrance door. It is clad in rusticated weatherboard cladding (bevelled profile), with a mild corrugated steel roof and corbelled two-flue brick chimney. The only example of its type in New Plymouth, it is probably best compared with similar workers dwellings erected in the crowded inner-city suburbs of Auckland (i.e. Ponsonby) and Wellington (i.e. Mt Victoria) during the late-nineteenth and early-twentieth centuries.

The main front elevation faces roughly south-east into Pendarves Street. The ground floor incorporates a projecting square bay fitted with a pair of standard four-light double-hung sashes at front, flanked by a slender double-hung sash either side. Atop the shingled bay window roof is a small first floor veranda with simple timber balustrade. A centrally positioned glazed timber door provides access to the veranda and is flanked by two slender top-hinged casements. The upper gable end is shingled, bell cast, with the lower corners scalloped either side.

The south-eastern side wall is blind except for some waste pipes. A sloping veranda runs the full length of the north-western ground-floor elevation, beneath which is a central front entrance door, timber with glazed panels (a replacement for the original door), surrounded by a timber aedicule (of unknown age) with simple pilasters and broken pediment. The main entrance is flanked either side by a trio of French casements, the central one in each being fixed. At first-floor level is a solitary central slender sash window with faux shutters lighting the central staircase.

The rear ground floor elevation incorporates a wide lean-to, added in 1949 to replace the original, much shallower lean-to. The main face of the lean-to incorporates a large window consisting of fixed and hinged timber casements. A small porch incorporates an old-style timber panelled back door. The upper floor of this elevation is almost entirely occupied by a large bow window, likely added in 1949, and which incorporates a mixture of top-hinged casements and full-height fixed glazed panels.

¹⁵ NPDC Archives, 429/105

¹⁶ Ibid.



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Assessment:

Historical	Although not known to have been occupied by any persons of particular note, this cottage has historic significance through its associations with early-twentieth century speculative building practices and initial occupation by members of the working and lower-middle classes.	✓
Importance to Community	-	
Architecture & Construction	This building has considerable architectural significance as a regional example of a narrow two-storey cottage with street-facing façade, being a style more commonly associated with the densely populated inner-city suburbs of larger centres such as Auckland and Wellington.	✓✓
Setting and Context	This building has strong contextual value as one of a pair of interesting old timber dwellings with strong streetscape value. It is part of a wider group of interesting heritage buildings along Lemon, Eliot and Pendarves Streets.	✓
Archaeology	-	
Representativeness, rarity and integrity	This building has rarity value as the only example of a two storied cottage of this age and style in New Plymouth. Although the cottage has been subjected to modifications it still largely retains its original form.	✓
Meets threshold for listing (three or more ticks, or two ticks in one criterion)		✓