



# Heritage Buildings Report

**Site ID**

**Building/Site Name**

Issey Manor

**Address**

32 Carrington Street, New Plymouth



## Statement of Significance

Constructed in two stages during the second-half of the nineteenth century, Issey Manor is a distinctive New Plymouth building with considerable heritage significance. The original portion was likely constructed for New Plymouth businessman and Provincial Council Member Burton Charles Lawrence between 1857 and 1862, with the large villa 'addition' constructed for well-known hotel proprietors William and Mary Jane Cottier in 1897. The original portion of this building has technical interest as a 1½-storey cottage in the regionally significant vertical board and batten style, whilst the 1897 addition is a good example of a late-nineteenth century two-storey villa by capable local architect James Sanderson. Together the two buildings make a striking juxtaposition, and clearly illustrate the development of nineteenth century colonial New Zealand architecture.



# Heritage Buildings Report

## Legal Information and Heritage Status

**Legal Description** Lot 2 DP 5609

**District Plan Item/ Map No.**

**Heritage New Zealand List** Not listed

## Construction Information

**Date of Construction** Circa 1857-62/1897

**Principal Materials** Timber frame, board and batten cladding, weatherboard cladding, corrugated steel

**Construction Professionals** Original portion: unknown; 1897 portion: James Sanderson (architect), Boon Bros (builders)

## History

This building was erected in two stages between the mid-nineteenth century and 1897. The original southern portion, a rectangular 1½-storey vertical board and batten clad building, was likely constructed between 1857 and 1862 for confectioner Burton Charles Lawrence; it was originally located on neighbouring Town Section 1039 (present 30 Carrington Street), and later relocated (probably in 1897) to its present site. The northern portion of the building, a larger wooden structure clad in horizontal weatherboard, was constructed for hotelier William Cottier in 1897.

The story of this building begins in September 1857, when Burton Charles Lawrence received the Crown Grant for Town Section 1039, and Samuel Putney the grant for sections 1040 and 1041.<sup>1</sup> These grants were notified as ready for collection in January 1858.<sup>2</sup> Burton Lawrence was born in London in 1816, married Emily Roberts at St Marylebone, Middlesex, in 1842, and the family emigrated to Taranaki on the Joseph Fletcher in 1853.<sup>3</sup> Lawrence established a bakery and confectionery business in Brougham Street about 1857; utilising the skills he learnt whilst apprenticed to Queen Victoria's Cook at Buckingham Palace.<sup>4</sup> In early September 1862 Lawrence purchased the bakery business of Mr Black, and relocated to Black's former business premises on the corner of Devon and Brougham Streets.<sup>5</sup>

Later in September 1862, Lawrence advertised two properties for let; a "four-roomed dwelling in Brougham Street", and "a five-roomed house in the Carrington Road, with immediate possession".<sup>6</sup> As Lawrence is not thought to have owned any other land on Carrington Road in 1862, the advertisement for the five-roomed house on Carrington Road very likely refers to the original portion of Issey Manor, and seemingly dates the southern portion of the building to between late-1857 and mid-1862. Despite letting the property, Lawrence still seems to have used the land himself, as in May 1864 he offered a £5 reward for information on five pigs stolen from "my premises in the Carrington Road".<sup>7</sup> In August 1865, Lawrence again advertised the Carrington Road house to let.<sup>8</sup> Putney on the

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

<sup>2</sup> *Taranaki Herald*, 23 January 1858, page 6

<sup>3</sup> *Taranaki Herald*, 24 July 1895, page 2

<sup>4</sup> *Ibid.*

<sup>5</sup> *Taranaki Herald*, 6 September 1862, p.2

<sup>6</sup> *Taranaki Herald*, 27 September 1862, p.1

<sup>7</sup> *Taranaki Herald*, 21 May 1864, p.2

<sup>8</sup> *Taranaki Herald*, 26 August 1865, p.1

## Heritage Buildings Report

other hand, doesn't appear to have constructed any dwelling on sections 1040 or 1041 during his period of ownership, and both sections were purchased by Lawrence in 1865.<sup>9</sup>

In 1866 Lawrence was elected a member of the Provincial Council.<sup>10</sup> He was also a director of the Taranaki Building Society; director and later chairman of the short-lived Peoples Petroleum Company, which operated between 1866 and 1868; and a committee member of the Taranaki Institute.<sup>11</sup> In 1867 he moved his bakery business back to Brougham Street, and then in 1871 to Waitara, where he opened his bakery business in a shop on West Quay.<sup>12</sup> Lawrence retained ownership of the Carrington Street cottage until 1877, when it was purchased by Miss Mary Retford.<sup>13</sup> Little is known about Miss Retford, but she operated a tobacconist shop on Devon Street until October 1882, at which time a sale was held by G. M. Brasch & Co in the "assigned estate of Miss M. Retford".<sup>14</sup> Although the deeds register is incomplete, it seems Retford retained ownership of the Carrington Street cottage until about early 1883.<sup>15</sup> Miss Retford was an alcoholic who had a prohibition order against her, and she died at Auckland Hospital in 1884, aged just 30 years.<sup>16</sup>

The southern portion of Issey Manor can be clearly seen on its original site in a circa 1870s' (pre-1875) photograph of Lower Carrington Street.<sup>17</sup> A structure on Town Section 1039, of similar proportions to the southern portion of Issey Manor, is also clearly marked on Skinner's 1880 map of New Plymouth; whilst no significant structures are present on either Town Section 1040 or 1041.<sup>18</sup>



Lower Carrington Road circa 1870s (pre-1875 as no railway present) with original portion of Issey Manor on original site. Puke Ariki, PHO2007-310

<sup>9</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>10</sup> *Taranaki Herald*, 17 March 1866, p.2

<sup>11</sup> *Taranaki Herald*, 19 January 1867, page 3

<sup>12</sup> *Taranaki Herald*, 24 July 1895, page 2

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

<sup>14</sup> *Taranaki Herald*, 21 October 1882, page 3

<sup>15</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>16</sup> *Taranaki Herald*, 2 December 1884, p.2

<sup>17</sup> Lower Carrington Road and the Huatoki Bridge in New Plymouth in the 1870's, PHO2007-310, Puke Ariki

<sup>18</sup> Plan of New Plymouth, New Zealand, Thomas Kingwell Skinner, 1880, ARC2010-220, Puke Ariki



## Heritage Buildings Report

All three sections were purchased in January 1883 by well-known New Plymouth citizen William Cottier, and as the Cottier's were hotel proprietors, the cottage is thought to have initially been rented.<sup>19</sup> In May 1886, ownership of the property was transferred to William's wife, Mary Jane Cottier.<sup>20</sup> In August 1897, noted local architect James Sanderson called for tenders for the erection of a residence for W. Cottier.<sup>21</sup> Later the *Taranaki Herald* reported that "Boon Bros' tender, £520, has been accepted for the erection of a residence on Carrington Road for Mr W. Cottier".<sup>22</sup> Boon Bros were established in 1895, and the northern portion of Issey Manor is one of the earliest known surviving buildings constructed by a firm who would become a dominant player in New Plymouth's construction industry throughout the twentieth century.

In September 1897, the Cottier's retired from hotel proprietorship, having run the Criterion Hotel on Devon Street for the previous sixteen years; the *Herald* noted that they are "having in the course of erection a large residence on the Carrington Road".<sup>23</sup> The Cottiers had run several New Plymouth hotels, including The Royal, The Taranaki, The Masonic, and finally the Criterion.<sup>24</sup> Their proprietorship of the Criterion is probably best known, as it was the location of the botched robbery, and capture of notorious highwayman Robert Wallath in 1893.<sup>25</sup>



Detail from circa late 1890s (post 1897) view of New Plymouth from Marsland Hill showing house soon after completion of present form. Puke Ariki, LN1076: A.3.81.

<sup>19</sup> *Taranaki Land Deed Indexes* (23516), c.1858 - c.1928, Archives New Zealand

<sup>20</sup> *Ibid.*

<sup>21</sup> *Taranaki Herald*, 17 August 1897, p.3

<sup>22</sup> *Taranaki Herald*, 28 August 1897, page 2

<sup>23</sup> *Taranaki Herald*, 20 September 1897, page 2

<sup>24</sup> *Ibid.*

<sup>25</sup> *Taranaki Herald*, 21 July 1893, page 2



# Heritage Buildings Report

The new home was named "Mona", with this name in use from the late 1890s, and was apparently still in use well into the Twentieth Century. The house was first connected with the telephone exchange in November 1899, with the number being 104.<sup>26</sup> The picturesque setting of the house lent itself towards an outdoor entertainment venue, with the Town Band holding a concert on the lawn in early December 1901.<sup>27</sup> William died in 1905, and Mary Jane continued living there until her death in 1910.<sup>28</sup> In May 1909 it was reported that a young woman named May Jenkins, who had been living with Cottier for the previous five or six months as a lady help, had forged a cheque from Mrs Cottier's chequebook for £1 6s, and cashed it at Teed's Chemist.<sup>29</sup> The cheque was refused by the bank, the case went to court, where Jenkins pleaded guilty.<sup>30</sup>

Upon Mary Jane Cottier's death, ownership of the property transferred to her son H. W. Cottier, owner of a well-known local drapery firm.<sup>31</sup> It appears the home may have then been rented for a period, and was also advertised as a boarding house under the 'Mona' name from late 1910.<sup>32</sup> H. W. Cottier retained ownership until at least 1922, when the property title was issued under the Land Transfer Act.

## Reference Sources

See footnotes.

## Description

Issey Manor is located on the eastern slopes of the historic Huatoki Stream Valley, just a short distance south of New Plymouth's colonial heart and present CBD. This area was settled early in New Plymouth's history, and the surrounding blocks contain a number of pre-1900 buildings, including nearby Fleetwood Cottage (circa 1864), and also historic sites such as Red Coat Lane (route used by soldiers between Marsland Hill Barracks and Parade Ground) and the Alpha Mill remains (constructed in 1844). Whilst development pressures since the 1960s have resulted in an eclectic mix of architectural styles, the area still retains a sense of historical character now uncommon in New Plymouth.

This building is of particular interest for the combination of two contrasting nineteenth century architectural styles. The southern portion is a 1½-storey cross-gabled cottage clad in vertical board and battens and fitted with presumably original divided sashes. The larger northern 'addition' is principally composed of a two-storied, horizontal weatherboard-clad, hipped gable villa with projecting square flush bay. A single slender brick chimney rises from the roof near the intersection of the two structures; two further chimneys constructed in 1897 have since been removed. The roof of the entire building is presently sheathed in corrugated steel, although it is likely the cottage roof was originally covered with timber shingles.

The present front (NW) elevation of the board and batten portion incorporates what was originally the NE side wall. On the ground floor is a large tripartite window (wide twelve-light sash flanked by slender divided sashes either side), and a smaller twelve-light double-hung sash positioned directly above on the upper floor. Both windows are clearly identifiable in a pre-1875 image of the building, with the tripartite window significant as a very early example of its type in New Zealand. The gable is finished with a dentil moulded fascia and finial.

The present SE elevation was originally the main frontage facing NW into Carrington Street. The ground floor incorporates two divided sashes flanking the original front door position (now boarded over), with a third single-light sash positioned in a small rear extension. On the upper floor is a centrally positioned

<sup>26</sup> *Taranaki Herald*, 2 December 1899, page 2

<sup>27</sup> *Taranaki Herald*, 3 December 1901, page 2

<sup>28</sup> *Taranaki Herald*, 14 June 1910, page 2

<sup>29</sup> *Taranaki Herald*, 3 May 1909, page 3

<sup>30</sup> *Ibid.*

<sup>31</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>32</sup> *Taranaki Daily News*, 15 December 1910, page 1



# Heritage Buildings Report

double-hung sash, with the gable finished with a dentil moulded fascia and finial. On the rear elevation, two slender casements are incorporated into the upper floor, whilst a single-storey gabled extension and lean-to extends the footprint of the original cottage; both gable ends are finished with dentil moulded fascia boards.

The front (NW) elevation of the 1897 'addition' is dominated by a large projecting square bay occupying approximately two-thirds of the frontage. Four symmetrically composed single-light double-hung sashes (two on each floor) occupy the gable end, with a further first floor sash located SE of the gable. A more recent flat-roofed entrance porch, with sash window, encloses the main front four-panelled wooden entrance door. Reverse-slope eaves are an intriguing feature replicated on all elevations and the entrance porch.

The NE elevation incorporates a single-storey lean-to, and seven single-light double-hung sashes (four upper and three lower); originally a wide convex veranda extended along the ground floor of this elevation. At the rear, a small single-storey lean-to projects to the NW, whilst a sloping post and beam veranda (replacing the original convex veranda), extends across the width of the building. At first floor level, a pair of French casements open onto a small balcony, whilst a tall divided window, incorporating slender clear panes and square coloured panes, lights the internal stairwell.

## Assessment:

### Historical

This building has historical significance for its association with both the Lawrence and Cottier families. Burton Charles Lawrence was a well-known local businessman and politician during the 1850s and 1860s, whilst William and Mary Jane Cottier were the proprietors of some of New Plymouth's best-known hotels for over four decades from the 1860s to the 1890s.

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### Importance to Community

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### Architecture & Construction

The original portion of this building has technical interest as a cottage in the regionally significant board and batten style. The 1897 addition is a good example of a late-nineteenth century two-storey villa by capable local architect James Sanderson. Together these buildings clearly illustrate the changing form of nineteenth century colonial New Zealand architecture.

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### Setting and Context

Issey Manor is located in an area rich in history from the early period on European settlement in New Plymouth. It is located a short distance from several near-contemporary dwellings, including Fleetwood Cottage, 38 Carrington Street (circa 1864) and 11 Pendarves Street (circa 1860s). Located close to the street frontage, this building contributes positively to the surrounding streetscape.

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### Archaeology

The immediate site is known to have been occupied since at least 1897, and the wider area since at least 1862. The property thus likely contains archaeological evidence relating to pre-1900 human activity and has the potential to reveal information about the past through archaeological investigation.

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## Heritage Buildings Report

**Representativeness, rarity and integrity**

The original portion of this building is a rare example of a surviving 1½-storey vertical board and batten clad cottage from the early period of organised European settlement in New Plymouth. The exterior of the building has changed little since 1897 and retains a high degree of external integrity.

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**Meets threshold for listing** (three or more ticks, or two ticks in one criterion)

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