

## Heritage Buildings Report

**Site ID**

**Building/Site Name**

David Teed Residence (Former)

**Address**

12 Weymouth Street, New Plymouth



### Statement of Significance

This landmark residence was constructed for respected New Plymouth chemist David Teed in 1903. David Teed established Teed's Chemists at New Plymouth during 1885, soon after his arrival from Auckland, with the firm continuing to trade as a chemist under the Teed's name until 1995. This building is one of New Plymouth's best surviving examples of a two-storied corner bay villa with a strong Queen Anne influence, and is part of a group of three substantial two-storied timber villas located near the intersection of Hine and Weymouth Streets, just west of New Plymouth's central city. The building takes full advantage of its corner site and adds significant visual interest to the local streetscape. Although subject to minor exterior modifications, principally the replacement of some joinery elements and addition of a first-floor veranda, the exterior still retains a relatively high degree of overall integrity.

# Heritage Buildings Report

## Legal Information and Heritage Status

**Legal Description** Lot 1 DP 5981

**District Plan Item/ Map No.**

**Heritage New Zealand List** Not listed

## Construction Information

**Date of Construction** 1903

**Principal Materials** Wooden framing, weatherboard, corrugated steel

**Construction Professionals** Louis Bulot (architect & builder)

## History

New Plymouth Town Section 63 was purchased by David Teed Snr during June 1889.<sup>1</sup> David Teed was born in Devonshire, England in 1836 and trained as a chemist.<sup>2</sup> He held positions in various parts of England, including the West End of London, and from 1862 until his departure for New Zealand in 1880, at Exmouth, Devonshire.<sup>3</sup> On arrival in New Zealand, he and his family spent some time living in Auckland, before relocating to New Plymouth in mid-1885.<sup>4</sup>

David opened Teed & Co chemists in Devon Street soon after arrival and quickly made a name for himself.<sup>5</sup> Teeds Chemists was later taken over by David's son, Samuel Teed, followed by Samuel's son, David Teed, with the firm continuing to trade under the Teed's name until 1995. From the 1890s, David was a partner in the firm of Teed, Hall & Teed, a widely known drug importer and pharmacy wholesaler.<sup>6</sup> David played a considerable role in local public affairs, serving as a New Plymouth Borough Councillor, and a member of both the Education and Harbour Boards.<sup>7</sup>

It seems Town Section 63 was vacant at the time of Teed's purchase in 1889, but that sometime soon after, stables were constructed on the property; with these certainly in existence from at least the mid-1890s.<sup>8</sup> It wasn't until 1903 that David decided to have a house constructed on the property, with a permit for the construction of a 'Residence' on Town Section 63 granted to Teed by the Borough Council on the 20th of February 1903; the architect (and also presumably the builder) was Louis Bulot, with the estimated construction value being £675.<sup>9</sup>

Louis Frederick Bulot was born in New Plymouth during 1870 to parents Edward and Amelia Bulot. He soon entered the building trade and by the late 1890s was involved in both the design and construction of a number of prominent New Plymouth buildings.<sup>10</sup> In 1894 he married Miss Etta Ann Bayly, and in 1905 he constructed the fine villa residence at present 15 Standish Street as his family

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

<sup>2</sup> *Taranaki Herald*, 12 June 1885, page 2

<sup>3</sup> Ibid.

<sup>4</sup> *Taranaki Herald*, 10 July 1885, page 2

<sup>5</sup> Ibid.

<sup>6</sup> *Taranaki Daily News*, 6 August 1901, page 3

<sup>7</sup> *Taranaki Daily News*, 10 July 1918, page 4

<sup>8</sup> New Plymouth Borough Council Rating Book 1894--95, NPDC Archives

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

<sup>10</sup> *Taranaki Daily News*, 28 February 1900, page 3; *Taranaki Herald*, 7 August 1900, page 2

## Heritage Buildings Report

home.<sup>11</sup> The Standish Street house was sold in 1907, with the Bullo's relocating to Sydney, Australia, the following year.<sup>12</sup>

David Teed's new house at the corner of Hine and Weymouth Streets was probably completed later that year and he is first listed as residing at this location in the 1904 edition of Stones Street Directory.<sup>13</sup> David continued to reside at the house until his death whilst visiting Auckland during July 1918.<sup>14</sup> It seems his second wife, Flora, remained living at the house for a few years longer, before the property was purchased by land agent Frank Herbert Jellyman in March 1920.<sup>15</sup> Whilst street directories do list Jellyman as residing at the house, he only retained ownership for a short period until December 1920, when the property was purchased by piano salesman Louis E. Hoffman.<sup>16</sup>

Just under a year later, during October 1921, ownership of the property passed to Mrs Theresa Hoffman, although Louis is listed as residing at the property for some years after.<sup>17</sup> Tragically, during early November 1926, Mrs Hoffman died of injuries sustained in a motorcycle accident, she being a passenger in a side-car at the time.<sup>18</sup> As per her will, ownership of the property was conveyed to her sons Harry Herman and Arthur Ernest Hoffman, with a certificate of title issued under the Land Transfer Act later that year.<sup>19</sup>

It seems that following Theresa's death, the property was rented out and operated as a boarding house, with Mrs P. M. Peters seemingly the proprietor from about 1927.<sup>20</sup> By 1930, Mrs H. Griffin is listed as the proprietor in street directories, followed by Mrs Frances S. West during the late 1930s.<sup>21</sup> The property was purchased by Nolan Thomas Bracegirdle during August 1940, with the section subdivided the following year; Mrs West is still noted as the occupier until 1942.<sup>22</sup> Mrs Ellen G. Windleburn is noted as the occupier during the mid-late 1940s.<sup>23</sup>

During October 1954, ownership of the property was transferred to painter Victor Charles Chenery and his wife Myra Pearl Chenery.<sup>24</sup> It is unclear if the Chenery's ever resided at the house, and they sold the property to Eugene Dubrovay and his wife Maria the following year.<sup>25</sup> Maria became the sole owner in 1958, with the property transferred back to Eugene in 1974.<sup>26</sup> Following Eugene's death in 1976, the property was first transmitted to the Public Trustee, before being transferred to Emilia Blechynden during April 1977.<sup>27</sup>

The property was purchased by nurse Shirley Ann Bolton during mid-1977, who retained possession until early-1994, when ownership of the property was transferred to Okato teachers Michael and

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<sup>11</sup> Crimp, Hamish, 'Bullo/Chaney Residence, 15 Standish Street (1905)', *Kete New Plymouth*, <http://ketenewplymouth.peoplesnetworknz.info/en/site>; accessed 16 May 2019.

<sup>12</sup> Ibid.

<sup>13</sup> Stones Street Directory, 1904

<sup>14</sup> *Taranaki Herald*, 8 July 1918, page 2

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

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> *New Zealand Herald*, 5 November 1926, page 12

<sup>19</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand; CT TN124/79, Land Information New Zealand (LINZ)

<sup>20</sup> H. Wise & Co. *Wises New Zealand Post Office Directory, 1927*. Dunedin: H. Wise & Co, 1927.

<sup>21</sup> H. Wise & Co. *Wises New Zealand Post Office Directory, 1930-40*. Dunedin: H. Wise & Co, 1930-40.

<sup>22</sup> DP5981, LINZ; H. Wise & Co. *Wises New Zealand Post Office Directory, 1942*. Dunedin: H. Wise & Co, 1942.

<sup>23</sup> H. Wise & Co. *Wises New Zealand Post Office Directory, 1943-48*. Dunedin: H. Wise & Co, 1943-48.

<sup>24</sup> CT TN148/214, LINZ

<sup>25</sup> Ibid.

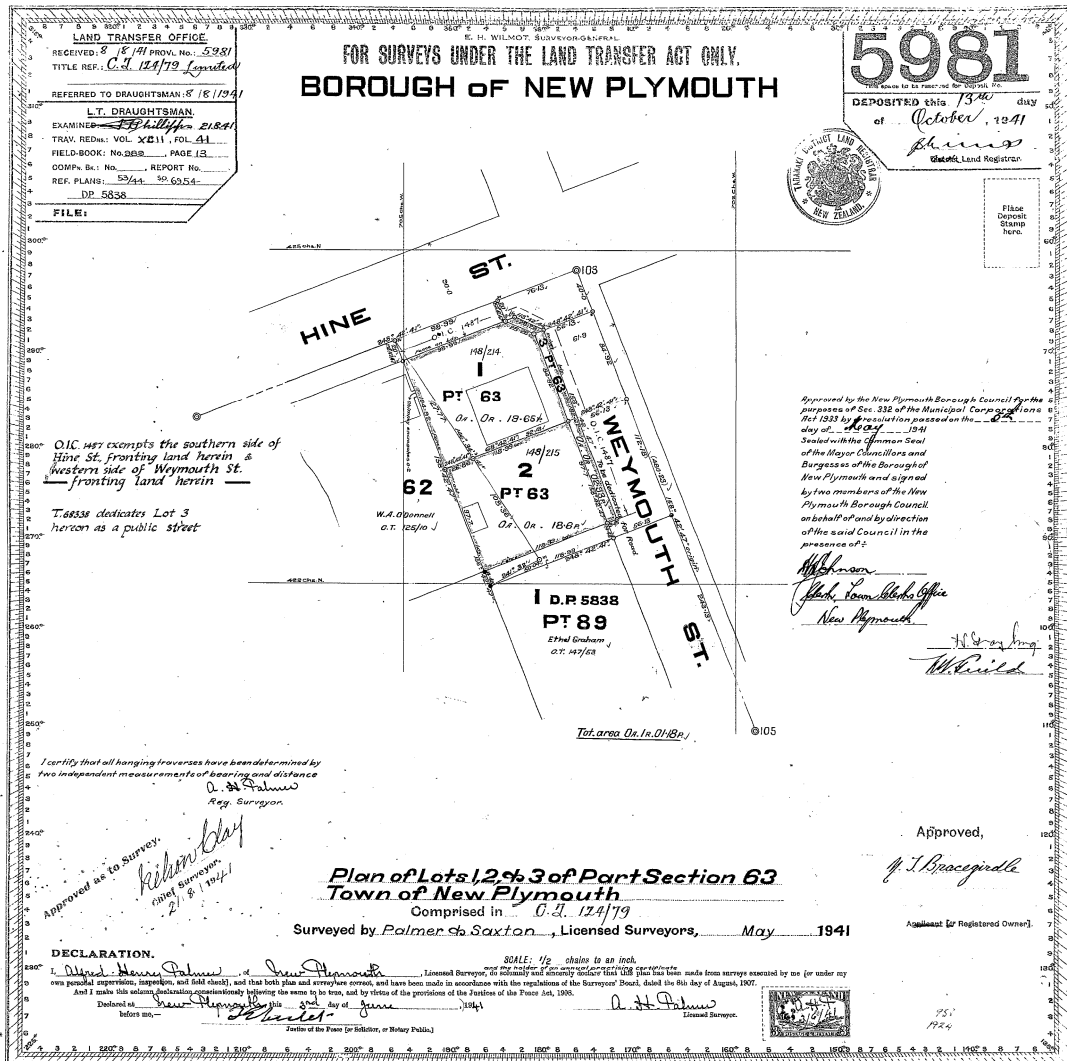
<sup>26</sup> Ibid.

<sup>27</sup> Ibid.



# Heritage Buildings Report

Hermione Taylor.<sup>28</sup> Barbara Smart later became a part owner, and the trio continued to hold ownership of the property until May 2014, when the property was sold.<sup>29</sup> Soon after this sale the property was extensively renovated and restored, including the reinstatement of first floor timber joinery which had earlier been replaced with aluminium. A large Pohutukawa was a feature of the Hine Street frontage of the property for many years - this was, regrettably, removed in 2016. The property was listed for sale in 2018 and took some time to sell, it being purchased by the present owners in May 2019.



DP5981, LINZ

Reference Sources

See footnotes.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

## Heritage Buildings Report

### Description

Located a short distance west of New Plymouth's central city, the former Heard Residence occupies a prominent corner position on the southern side of Hine Street. This building is part of an interesting group of three two-storey timber villas located near the intersection of Hine and Weymouth Streets, which also includes 13 Weymouth Street (1913) and 23 Hine Street (1908); the Art Deco/Moderne style Reo Moana flats at 10 Weymouth Street (1938-39) are also an important element of the immediate area. Such groupings of older two-storey residential buildings are now very rare in New Plymouth, and both individually and as part of a group, these buildings make a strong positive contribution to the historic character of the area.

Designed with genteel aspirations, the main form of this building is a two-storey corner bay villa with a strong Queen Anne influence; being one of the best examples of its type in New Plymouth city. The timber-framed building is clad in scalloped profile rusticated weatherboards with a corrugated steel roof; the house retains two substantial and heavily corbelled two-flue brick chimneys. Joinery is predominantly double-hung timber sashes, with some later timber casements and French casements.

The central feature of this dwelling is a two-storey, octagonal turret and adjoining ground floor veranda and first floor sunroom. Veranda detailing includes cast iron fretwork on the ground floor, angled boarding, shingling on the upper floor, and a bullnose roof. The turret incorporates double hung sashes at both ground and first-floor levels, indicating the upper floor sunroom was originally an open veranda before being later enclosed with aluminium windows; these have recently been replaced with timber casements, significantly enhancing the aesthetic values of the building.

The north-eastern gable end incorporates a pair of timber French casements at ground floor level, these being replacements for an original pair of double-hung sash windows. At first floor level there is a pair of central double-hung timber sashes, with the upper gable-end stepped out and decorated with timbering, brackets, spindles, drop pendant and a finial at the apex.

The north-western gable end is fitted with a large square bay window at ground floor level, with a veranda at first floor level. The veranda appears to have been added at a later date and is accessed via a set of glazed timber French casements. As with the north-eastern gable, the upper gable-end is stepped out and decorated with timbering, brackets, spindles, drop pendant and a finial at the apex.

### Assessment:

<b>Historical</b>	This building has historic significance as the residence of well-known New Plymouth chemist David Teed from 1903 until 1918. David Teed established Teed's Chemists at New Plymouth during 1885, with the firm continuing to trade as a chemist under the Teed's name until 1995. The house later operated as a boarding house, and follows an inter-war trend of converting larger residences into boarding house accommodation.	✓
<b>Importance to Community</b>	-	✓
<b>Architecture &amp; Construction</b>	This building is one of New Plymouth's best examples of a two-storied corner bay villa with a strong Queen Anne influence.	✓



## Heritage Buildings Report

<b>Setting and Context</b>	This building is part of an interesting group of three two-storey timber villas located near the intersection of Hine and Weymouth Streets, which also includes the residences at 23 Hine Street (1908) and 13 Weymouth Street (1913). Such groupings of buildings are now very rare in New Plymouth and both individually and as part of a group these buildings make a strong positive contribution to the historic character of the area.	✓
<b>Archaeology</b>	-	
<b>Representativeness, rarity and integrity</b>	Although subject to minor exterior modifications (principally the replacement of some joinery elements and addition of a first-floor veranda), the exterior still retains a relatively high degree of overall integrity.	✓
<b>Meets threshold for listing</b> (three or more ticks, or two ticks in one criterion)		✓

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