

**111 Peachgrove Road, Hamilton East**

**Architect/Designer:** Possibly J.E. Chitty

**Construction Date:** c1914 - 1918

**Original Owner:** Allan Tudor James (1914) or John (Jack) Edward Chitty (1918)

**Visible Materials:** Weatherboard with a corrugated iron roof

**Architectural Style:** Arts and Crafts/Bungalow

**Plans/Drawings:** Valuation New Zealand now Quotable Value

**Area of the house:** 2700 sq ft

**Plans/Drawings:** Valuation New Zealand

**Use/Building Type:** Residential

**Date and Compilers:**

**Legal Description:** Lot 3 DP 8657 of Allots 220 etc Kirikiriroa

**Valuation No:** 4100/3850

**Council Registration:** Nil

**NZHPT Registration:** Nil

**Physical and Social History**

In 1914 the owner of the property at 111 Peachgrove Road was Allan Tudor James a solicitor's clerk. The Certificate of Title indicates that James was granted two mortgages; one from New Zealand State Guaranteed Advances Office on 17 April 1914 and the other to the Mear Brothers, Hamilton businessman. This was most likely for the purchase of the land and to construct a dwelling. In 1918 John/Jack Edward Chitty, a Hamilton architect purchased the property from James. Chitty may have being commissioned by Allan Tudor James to design the storey and half bungalow on the corner of Peach Grove Road and James Street, Hamilton East. It has the hallmarks of a Chitty designed house.

Chitty's first mortgage was acquired from Mildred-the surname is illegible. The mortgage was discharged in 1922 when Chitty was granted a mortgage from State Advances Superintendent on 7 May 1922. This was discharged in 1939.

It appears Chitty sold some of the land he owned to the Mayor Councillors and Burgess of the Borough of Hamilton. Chitty sold his property to Albert Edgar Sandford, a retired Hamilton bank manager on 10 November 1939.

**Design:**

At the time of construction the house was angled to face the intersection of Peachgrove Road and James Street. The bungalow contained: a lounge, a dining room, 4/5 bedrooms (two dormer bedrooms), a kitchen with a pantry and a bathroom. Valuation New Zealand noted the dwelling was a 'superior property'. The way the

dwelling was centrally positioned on the section was detrimental for later subdivision.

In 1983 the Sandford still owned the property, and the size of the section was 3797m<sup>2</sup>.



Peachgrove Road was named after the peach orchard that once occupied the land along part of Peachgrove Road and was originally spelt Peach Grove Road.

**Additions and Alterations:**

In 1977 the house was repiled.

In 1986 alterations designed by K. L. Designs Ltd., of Hamilton; the house was repainted.

In 1939 the property sold for £11,000.

In 1982 the property sold for \$28,000.

**Certificate of Title:**

On 31 January 1873 Thomas Farrell a Hamilton Settler was granted forty acres and two roods, Allotment number 223 in the Parish of Kirikiriroa, Hamilton East by Sir James Fergusson Baronet, a member of our Most Honourable Privy Council, Governor and Commander-in-Chief in and over the Colony of New Zealand. The Grant was finalised in Wellington on 10 September 1873.

Some of the names are illegible.

On 3 July 1874 Farrell sold the land to Francis Richard Claude.

In 1880 it appears Claude leased the land to William Barl who leased it onto Anna Mary Harris the wife of Robert Harris, Hamilton Storekeeper. The remainder is complicated with leases swapping frequently.

In 1894 Francis Richard Claude sold the property to Mary Ann Reed the wife of John Reed, settler.

The property transferred from Mary Ann Reed to Samuel Hardley the younger and John William Hardley formerly of Asburton, as tenants in common and in equal shares on 11 December 1902.

It appears the Hardley's subdivided the land into two lots.

The Hardley's sold a portion of the property to William Bowen James of Hamilton on 9 June 1905.

In December 1906 the Hardley's sold the other portion to James Douglas Williamson.

William Bowen James sold his property to Allan Tudor James.

**J.E. Chitty, 1889 – 1967, Architect ANZIA**

Chitty was born in Hamilton and was the son of one of Hamilton's pioneering families. In 1904 Chitty became the first employee of Hamilton architect F.E. Smith. Chitty's starting salary was five

shillings a week. After four years in Smith's employee he left to study part-time at the Canterbury School of Fine Arts in Christchurch whilst employed in the architectural office of Cecil Wood. In 1912 Chitty worked in Wellington for Bacon and Aitken before he returned to Hamilton where he established his own architectural practice. He retired in the 1930s. Chitty married a Miss Insoll; Insoll Avenue is named after the family. They had three sons and two daughters.

**A selection of buildings he designed:**

1918 Farmers Cooperative Auctioneering Company building, Hamilton;  
 1919 Milk Powder Factory Hautapu, Cambridge;  
 1926 Church of Saint Peter, Apostle and First Pope, Cambridge;  
 Chapel of the Institute de Notre Dame des Missions residence, Hamilton;  
 1929 Frankton Hotel.

**Assessment of significance**

***Geographic significance***

Region

***Heritage features/characteristics***

*Social/historical*

The house is historically associated with A T James who commissioned the construction of the house and its architect and later owner, J E Chitty. Chitty owned the building and land for 22 years.

*Traditional/cultural*

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*Technological*

The house uses typical technology and materials of the period.

*Setting/aesthetic/landscape*

The setting of the house is a large mature garden with tall trees, appropriately styled concrete pergola lining the entry, Arts and Crafts styled timber gates with the name of the property, "Cobden", and an old fashioned orchard. The beauty of this surrounding garden greatly enhances the significance of the house and contributes to an "old world" charm and sense of mystery.

*Architectural*

The house is a good representative example of the late Arts and Crafts style which has clear Californian Bungalow influences and to which the style is related. The house has the common characteristics of the style including medium pitched dominant gable roofs, a flat roofed dormer, asymmetry and irregular massing, prominent tall chimneys, high casement windows, and a large open porch. Half timber framing (applied rather than real) is also a characteristic of the style making reference to the Tudor origins of the style, while the wide, overhanging eaves and exposed rafter end relate to the Bungalow style.

*Summary of heritage values*

The combination of the Arts and Crafts styled house and landscaping elements, the maturity and scale of the garden have created a highly significant landscape with a true sense of history. The house is historically associated with J E Chitty, a prominent Hamilton architect and it is a good representative example of the late Arts and Crafts style.

***Proposed significance ranking: A+***

**Sources:**

Hamilton City Council

Hamilton City Library

Land and Information New Zealand

Valuation New Zealand now Quotable Value

Waikato Argus