


DOMINION ESTATE UPPER HUTT – 1908
Section 119

Plan of The **DOMINION ESTATE** UPPER HUTT. For Private Sale




THE DOMINION ESTATE

SCHEDULE

RESERVE PRICES

Block	Area	Price
1	1/2	100
2	1/2	100
3	1/2	100
4	1/2	100
5	1/2	100
6	1/2	100
7	1/2	100
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91	1/2	100
92	1/2	100
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94	1/2	100
95	1/2	100
96	1/2	100
97	1/2	100
98	1/2	100
99	1/2	100
100	1/2	100

Waldgrave Estate



H.C. Gibbons' Nursery Gardens

Scale: 2 Chains to an Inch

THE CELEBRATED Dominion Estate

UPPER HUTT.

For Private Sale

MACDONALD WILSON & CO.

(Small text describing the estate and sale details follows)

(Source Hutt City Archives reference 255_Arch_72738.jpg)

Transcription from Dominion Estate Upper Hutt advertising poster

The Celebrated Dominion Estate in the Town of the Upper Hutt
For Private Sale Macdonald Wilson & Co

The Dominion Estate had been in the possession of Mr James Brown's family since the year 1840 when Wellington was first settled by Europeans. Mr James Brown resided upon the property ever since those early days. He has not sold it to a Syndicate as is the fashion now days but at the request of many friends that he should subdivide and offer for sale has done so and placed a reserve price upon each section that is far below the real market value of today.

The Dominion Estate is in the Village of the Upper Hutt which has become of so much importance that steps are now being taken to convert it into a Borough.

The Dominion Estate had great advantages as compared with any other property in the Upper Hutt. Its soil is first class it is next to the Roman Catholic Church and within a stone's throw of the best business premises and close to the Railway station.

The Town of the Upper Hutt will in a few years be one of the important Towns in the Provincial District of Wellington. It is growing rapidly in population and value. On the 4th April 1906 some twenty months since, McDonald Wilson & Co., sold by auction the whole of the subdivision of a Block there which sections recent sales show have now nearly trebled in value.

The advantages of the Upper Hutt as an ideal Residence site are just being appreciated. Situated amidst the Ranges and yet only 211 feet above sea level, it is sheltered from the salt sea breezes of Wellington and within its golfing grounds and trout possess rare attractions.

The Upper Hutt is within twenty miles of the City of Wellington. Twenty three daily trains stop in passing through it, while a motor car will always give a delight drive of not more than three quarters of an hour.

The Terms of Sale are especially liberal. Mr Brown is very desirous of seeing the estate filled with first-class residence rather than that the land should get into hands of speculators. He therefore will only require a Deposit of Ten per cent., five percent, in six months and five per cent in twelve months the balance of eighty per cent remaining for five year. Interest at four per cent, per annum when the amount owing on the purchase money is £200 or over and five per cent interest when under the sum. Intending buyers should make early application to Macdonald, Wilson & Co., Land Agents and Land Auctioneer, Exchange Land Mart, No 84 Lambton Quay Wellington who are the agent for the sale of the property.

Buildings and Residents recorded on the Dominion Estate subdivision plan

James Brown senior and family, were the first family to settle in Upper Hutt in the late 1840's. James's son James Brown junior was the owner of the land and developer of the Dominion Estate subdivision. James Brown junior started developing the subdivision in late 1907 and by February 1908 he made an offer of a quarter acre section to the first man or woman to build a six roomed house on the Dominion Estate in Upper Hutt. As no Gentleman took up the offer, a fourteen year old girl talked her father into taking up the offer for her but I have been unable to locate who she was. For additional information about the Brown family refer to website "www.lynly.gen.nz" section titled "*Hutt Valley & Upper Hutt Family Histories and Genealogies*" document titled "*Brown and Flynn Family*".

Further north in the Upper Hutt central business district on Main Hutt Road was the Provincial Hotel. For additional information about the Provincial Hotel refer to website "www.lynly.gen.nz" section titled "*Provincial Hotel*".

Opposite the Hotel was a road leading to the Railway Station commonly known as Station Street. Southwards on the right hand corner of Station Street, was the Post Office followed by the Government Courthouse and Police Constables residence.

Northwards on the left hand corner of Station Street was the Lay's Store. George Laban LAY [JP] born January 1865 Tillingham Essex England died 08 April 1937 Trentham age 80 years buried 11 May 1937 Wallaceville cemetery Upper Hutt New Zealand married 1890 Paddington New South Wales Australia Lucy TOLLEY born about 1864 died 02 August 1945 Trentham aged 81 years buried Wallaceville cemetery Upper Hutt New Zealand. Their issue were Harold George born 19 June 1891 Australia, (20541 Lance Corporal NZEF) killed in action 16 April 1918 France, Winifred Alise (Freda) born 11 November 1892 New Zealand, Dorothy Eva Lay born 18 July 1894 New Zealand, Estelle Ida born 04 March 1896, Sylvia Ethel Lay born 04 January 1898 New Zealand, Lorna Kathleen born 06 November 1899 and Noel Hedrick born 1906 New Zealand.

To the north of Pine Avenue was the Waldegrave Park Estate subdivision. I have compiled a document titled "Waldegrave Park Estate" subdivision and this document is located on the same website and in the same section as this Dominion Estate document.

On the opposite side of the Roman Catholic Church and on the corner of Main Hutt Road and Pine Avenue was the Reserve for Archbishop (Francis) Redwood.

The private residence of C H Williams was on the corner of Queen Street and Pine Avenue next to Archbishop Redwood. Charles Henry Williams born 10 January 1847 Birmingham Warwickshire England died 10 March 1910 Wellington New Zealand married Susan Dorces UNKNOWN born about 1855 died 25 November 1934 New Zealand. Their issue were Charles Edward Juston born 1876 New Zealand, Charlotte Grace born 1878 New Zealand, Walter George Norton born 1880 New Zealand and Francis Herman born 1887 New Zealand.

The Roman Catholic Church was situated on the corner of Main Hutt Road and Pine Avenue and the Wellington Convent Reserve began at the same corner and ran down to lot 24 on Pine Avenue. Built on the Convent Reserves was an orphanage which was often referred to as the Industrial School. Later the St Joseph School was built on the same land.

C O'Leary owned a large section with a 10 Roomed residence situated between lot 48 and 29 on Pine Avenue. Catherine Agnes O'Leary born about 1852 died 08 December 1931 at her home in Pine Avenue Upper Hutt New Zealand age 79 buried St Joseph's churchyard cemetery Upper Hutt married Florence O'Leary born 26 January 1856 Cork Ireland died 10 November 1948 Upper Hutt New Zealand. Their issue were Daniel Cornelius born 25 March 1887 New Zealand and Stephen Charles August born 07 August 1890 New Zealand.

H C Gibbons had Nursery Gardens which run the full length on the South side of King Street which was later renamed Gibbons Street. Harry/Henry Clifton GIBBONS was born 1860 Spalding Lincolnshire England and died 31 March 1941 Wellington New Zealand. He married 1890 in New Zealand to Annie Elizabeth YOUNG who was born about 1871 and died 06 September 1937 in Wellington New Zealand. Their issue were Edward born 1893, Walter Jefferies born 1894, Winifred Lucy Clifton born 1895, Alice Lumby born 1897 and Rhoda Gertrude born 1898. All the children were born in New Zealand. Henry and his family resided in Upper Hutt between 1909 and 1914.

Dominion Estate Street names and their origins

Alexandra Street [renamed McParland Street]

Alexandra Street no longer exists. On 01 April 1962 Alexandria Street was renamed and became part of the McParland Street extension. Alexandra Street recorded in Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962.

Gibbons Street [previously King Street on original subdivision map]

Gibbons Street was originally recorded as King Street. Gibbons Street was named after Harry Clifton Gibbons (1860-1941) a nurseryman who owned the land on the South side of Gibbons Street next to the Dominion Estate subdivision plan.

King Street [renamed Gibbons Street]

King Street no longer exists but was recorded on two differently Upper Hutt subdivision plans. The King Street on the Dominion Estate subdivision was renamed Gibbons Street. The other early subdivision plans recorded King Street which still exists. The decision was made to name one King Street and the other Gibbons Street.

Main Hutt Road [renamed Main Street]

Main Hutt Road no longer exists. Main Road is now known as Main Street. The road was originally known as New Zealand Company Road, then Company Road, part known as Old Military road, followed by Main Hutt Road or Hutt Road, Main Road, Main Road North and/or Main Road South and finally Fergusson Drive.

McParland Street [previously Alexandra Street]

McParland Street was named after Francis McParland. Francis was a Wellington hotel keeper, landowner (UH block 80) and developer of the Waldegrave Park Estate subdivision. The Waldegrave Park Estate 1910 plan records Oak, Elm, Hazel, Pine, McParland streets and Willow & Poplar grove (Park Street is now known as Kowhai Street). McParland Street was already established but appeared on the 1908 plan of the "Upper Hutt Township Estate" In the middle of the McParland street between Gibbons Street & Royal Street this section was originally known as Alexandra Street. McParland Street - Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962

Pine Avenue

Pine Avenue was named after the Sequoia Pine trees that grew in the road. I was information that Pine Avenue was original called Slaughterhouse Road as there were butchers and a slaughter house in the street. Pine Avenue was already established when the Dominion Estate subdivision began. George Brown planted all the Pine Trees in the area. Waldegrave Park Estate subdivision dated 02 February 1910 included Oak, Elm, Hazel, Pine, McParland streets Willow & Poplar grove (park street is now Kowhai street) and Pine Avenue which was already established. Pine Avenue was drawn on the 1908 plan of Upper Hutt Township Estate. Pine Avenue - Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962

Riverbank Street

Riverbank Street was named as the street was next to the riverbank of the Hutt River. Riverbank Street - Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962

Victoria Street

Victoria Street was named after Queen Victoria. Victoria (1819-1901) was the Queen of United Kingdom of Great Britain and Ireland and Empress of India. Victoria Street - Wisers NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962

Dominion Estate subdivision section 119

Lots 1 to 26 = Main Hutt Road – Pine Avenue – Alexandra Street [renamed McParland] – King Street [renamed Gibbons]

Lots 27 to 50= Alexandra Street [renamed McParland] – Pine Avenue – Victoria Street – King Street [renamed Gibbons]

Lots 51 to 69 = Victoria Street - Pine Avenue - Riverbank Street - King Street [renamed Gibbons]

I have also included the Dominion Estate extension lots 70 to 92 in a separate table below

<i>Lot</i>	<i>DP</i>	<i>Section</i>	<i>Address</i>	<i>Resident and/or owner of property</i>
1	2249 / 2250	119	Main Hutt Road	
2		119	Main Hutt Road	
3		119	Main Hutt Road	
4		119	Corner Main Hutt Road & King Street [Gibbons]	
5		119	King Street [Gibbons]	
6		119	King Street [Gibbons]	
7		119	King Street [Gibbons]	
8	2249	119	King Street [Gibbons]	1908-09 John Thomas Benge & Peter Robertson
9	2249	119	King Street [Gibbons]	1908-09 John Thomas Benge
10	2249	119	King Street [Gibbons]	1908-09 John Thomas Benge
11		119	King Street [Gibbons]	
12		119	King Street [Gibbons]	
13		119	King Street [Gibbons]	
14		119	King Street [Gibbons]	
15		119	King Street [Gibbons]	
16		119	King Street [Gibbons]	
17		119	Corner King Street [Gibbons] & Alexandra [McParland]	
18		119	Alexander Street [McParland]	
19		119	Alexander Street [McParland]	
20		119	Alexander Street [McParland]	
21		119	Alexander Street [McParland]	
22		119	Alexander Street [McParland]	
23		119	Alexander Street [McParland]	
24		119	Pine Avenue	
25		119	Pine Avenue	

26		119	Corner Pine Avenue & Alexander Street [McParland]	
27	2249	119	Corner Pine Avenue & Alexander Street [McParland]	1908-09 Mrs Mary Best 1912-13 Andrew Hunter
28	2249	119	Pine Avenue	1908-09 Mrs Mary Best 1912-13 Mrs J Cargill
29		119	Pine Avenue	1912-13 Mrs M Doherty
30	2249	119	Alexandra Street [McParland]	1908-09 Mrs Mary Best 1912-13 James Boyle
31		119	Alexandra Street [McParland]	1912-13 W H / Charles Henry Burridge
32		119	Alexandra Street [McParland]	1912-13 W H / Charles Henry Burridge
33	2250	119	Alexandra Street [McParland]	1910-11 O G Nicholl
34	2250	119	Corner Alexandra [McParland] & King Street [Gibbons]	1910-11 O G Nicholl
35	2250	119	King Street [Gibbons]	1910-11 O G Nicholl
36	2250	119	King Street [Gibbons]	1910-11 H Livingstone
37	2250	119	King Street [Gibbons]	1910-11 W H Hook
38	2250	119	King Street [Gibbons]	1910-11 William Henry Phillips
39	2250	119	King Street [Gibbons]	1910-11 W H Burridge
40	2250	119	King Street [Gibbons]	1910-11 W H Burridge
41	2250	119	King Street [Gibbons]	1910-11 W Evensen
42	2250	119	King Street [Gibbons]	1910-11 James Craig
43	2250	119	King Street [Gibbons]	1910-11 J W Ballinger
44	2250	119	Corner King Street [Gibbons] & Victoria Street	1910-11 A Kershaw – James Brown
45	2250	119	Victoria Street	1910-11 Esther Mandell
46	2250	119	Victoria Street	1910-11 Esther Mandell
47	2250	119	Victoria Street	1910-11 Mrs Vera Myrtle Parker
48	2250	119	Pine Avenue	1910-11 Mrs F R Macdonald
49	2250	119	Pine Avenue	1910-11 Ernest J Goir
50	2250	119	Corner Pine Avenue & Victoria Street	1910-11 Henry E Thompson
51	2250	119	Corner Pine Avenue & Victoria Street	1910-11 Alfred Fortune & Edith Marie Fortune
52	2250	119	Pine Avenue	1910-11 Alfred Fortune & Edith Marie Fortune
53	2250	119	Pine Avenue	1912-13 William G Dart
54	2250	119	Victoria Street	1912-13 Joseph Lemmon
55	2250	119	Victoria Street	1912-13 Joseph Lemmon
56	2250	119	Victoria Street	1912-13 Arthur Copping
57	2250	119	Corner of Victoria Street & King Street [Gibbons]	1912-13 John George Hand
58	2250	119	King Street [Gibbons]	1912-13 Mrs W W Parke & James Brown
59	2250	119	King Street [Gibbons]	1912-13 Mrs W W Parke & James Brown
60	2250	119	King Street [Gibbons]	1910-11 V Jensen

61	2250	119	King Street [Gibbons]	1910-11 V Jensen
62	2250	119	King Street [Gibbons]	1912-13 R Wilson
63	2250	119	Corner King Street [Gibbons] & Riverbank Street	1912-13 Henry McHarrison / McCarrison
64	2250	119	Riverbank Street	1912-13 Henry McHarrison / McCarrison
65	2250	119	Riverbank Street	1910-11 Norton R Smith
66	2250	119	Riverbank Street	1910-11 Norton R Smith
67	2250	119	Pine Avenue	1910-11 Mrs M Smith
68	2250	119	Pine Avenue	1910-11 Mrs M Smith
69	2250	119	Corner Pine Avenue & Riverbank Street	1912-13 D Brand

Dominion Estate extension subdivision

Lot	DP	Section	Block description	Name
70	2250	119	Victoria Street or Royal Street	1910-11 J J B Blakemore & D Brand
71	2250	119	Victoria Street or Royal Street	1910-11 J J B Blakemore & 1912-13 Norman Dalston
72	2250	119	Victoria Street or Royal Street	1910-11 J J B Blakemore & 1912-13 Norman Dalston
73	2250	119	Victoria Street or Royal Street	1910-11 J J B Blakemore & 1912-13 Norman Dalston
74	2250	119	Victoria Street or Royal Street	1911-12 J J B Blakemore & 1912-13 Norman Dalston
75	2250	119	Victoria Street or Royal Street	1911-12 J J B Blakemore & 1910-11 Adolf Fischer
76	2250	119	Pine Avenue or Royal Street	1910-11 Hewryl [sic] Jones – Sisters of Mercy & 1911-12 Rly Cullen
77	2250	119	Pine Avenue or Royal Street	1910-11 Alfred William Kitson & 1911-12 Donald Budge
78	2250	119	Pine Avenue or Royal Street	1910-11 Alfred William Kitson & 1911-12 J Higgins
79	2250	119	Pine Avenue or Royal Street	1910-11 Mrs Hannah Frances Dabourn & 1911-12 Lily Louise France
80	2250	119	Pine Avenue or Royal Street	1910-11 Mrs Hannah Frances Dabourn & 1911-12 John Greenwood
81	2250	119	Pine Avenue or Royal Street	1910-11 Mrs Bridget Farnan & 1910-11 John Beavon
82	2250	119	Pine Avenue or Royal Street	1910-11 Bertha Price & 1910-11 John Bevon
83	2250	119	Pine Avenue or Royal Street	1910-11 James Hill & 1910-11 John Beavon
84	2250	119	Pine Avenue or Riverbank or Royal Street	1910-11 Rd Price 1910-11 John Beavon
85	2250	119	Corner Royal & Alexandra Street [McParland]	1910-11 W H Phillips & James Brown
86	2250	119	Alexandra Street [McParland]	1910-11 W H Phillips
87	2250	119	Alexandra Street [McParland]	1910-11 W H Phillips & James Brown
88	2250	119	Alexandra Street [McParland]	1910-11 W H Hook
89	2250	119	Alexandra Street [McParland]	1912-13 A Reid & James Brown
90	2250	119	Alexandra Street [McParland] & Pine Avenue	1912-13 A Reid & James Brown
91	2250	119	Pine Avenue	1912-13 J Brown
92	2250	119	Pine Avenue	1909-10 J Brown

Dominion Estate Newspaper Articles

Evening Post newspaper 30 September 1907

Preliminary Notice – The Dominion Estate

Situated in the centre of the Upper Hutt. The only Block now available within 1½ miles of the Upper Hutt Railway Station, Has over 70chains of road frontage and 12 chains of Hutt River frontage and about three acres of Native Bush. Will be in the market, in the beginning of the year.

(Reference Papers past website Evening Post newspaper 30 September 1907 page 1)

Evening Post newspaper 14, 17 December 1907

To Contractors - Tenders are invited for the Formation of about 34 Chains of Streets on the Dominion Estate, Upper Hutt up to 23rd December. -

Plans and specifications may be seen at our Offices, 46 Lambton quay, Wellington – Richmond and Newton

(Reference Papers past website Evening Post newspaper 14 December 1907 page 5)

Evening Post newspaper 31 December 1907

The Dominion Estate – In the centre of the Upper Hutt Township, three minutes from the Railway Station, the pick of the whole district will be for Private Sale in Lots to Suit Purchasers early in January 1908. The land lies between the Main road and the Hutt River, Pine Avenue and King Street. It is first class land, and was acquired in the beginning of the Settlement from the New Zealand Company by the father of the Brown family, and has been occupied by the Brown family for over sixty years. Now to be subdivided.

(Reference Papers past website Evening Post newspaper 31 December 1907 page 1)

Dominion Newspaper 18 January 1908

The Celebrated Dominion Estate in the Town of the Upper Hutt - For Private Sale Macdonald Wilson & Co

The Dominion Estate had been in the possession of Mr James Brown's family since the year 1840 when Wellington was first settled by Europeans. Mr James Brown resided upon the property ever since those early days. He has not sold it to a Syndicate as is the fashion now days but at the request of many friends that he should subdivide and offer for sale has done so and placed a reserve price upon each section that is far below the real market value of today. The Dominion Estate is in the Village of the Upper Hutt which has become of so much importance that steps are now being taken to convert it into a Borough. The Dominion Estate had great advantages as compared with any other property in the Upper Hutt. Its soil is first class it is next to the Roman Catholic Church and within a stone's throw of the best business premises and close to the Railway station. The Town of the Upper Hutt will in a few years be one of the important Towns in the Provincial District of Wellington. It is growing rapidly in population and value. On the 4th April 1906 some twenty months since, McDonald Wilson & Co ., sold by auction the whole of the subdivision of a Block there which sections recent sales show have now nearly trebled in value. The advantages of the Upper Hutt as an ideal Residence site are just being appreciated. Situated amidst the Ranges and yet only 211 feet above sea level, it is sheltered from the salt sea breezes of Wellington and within its golfing grounds and trout possess rare attractions. The Upper Hutt is within twenty miles of the City of Wellington. Twenty three daily trains stop in passing through it, while a motor car will always give a delight drive of not more than three quarters of an hour. The Terms of Sale are especially liberal. Mr Brown is very desirous of seeing the estate filled with first-class residence rather than that the land should get into hands of speculators. He therefore will only require a Deposit of Ten per cent., five percent, in six months and five per cent in twelve months the balance

of eighty per cent remaining for five year. Interest at four per cent, per annum when the amount owing on the purchase money is £200 or over and five per cent interest when under the sum. Intending buyers should make early application to Macdonald, Wilson & Co., Land Agents and Land Auctioneer, Exchange Land Mart, No 84 Lambton Quay Wellington who are the agent for the sale of the property.

(Reference Papers past website Dominion newspaper 18 January 1908 page 16)

Dominion newspaper 20 February 1908

Mr James Brown, Upper Hutt, elsewhere offers, through our advertising columns, a quarter acre section to the first man or woman who will build a six roomed house on the Dominion Estate, Upper Hutt, which he is now disposing of in large and small lots.

(Reference Papers past website Dominion newspaper 20 February 1908 page 10.)

Dominion newspaper 21 February 1908

Two days ago Mr James Brown, Upper Hutt advertised to give away a quarter acre section of the Dominion Estate to the lady or gentleman who would build thereupon a six roomed dwelling. No gentleman offered to take the section, but a fourteen year old lassie induced her father to accept the offer on her behalf, and Mr Brown elsewhere intimates the fact of his acceptance of this young lady's foresight.

(Reference Papers past website Dominion newspaper 21 February 1908 page 6.)
