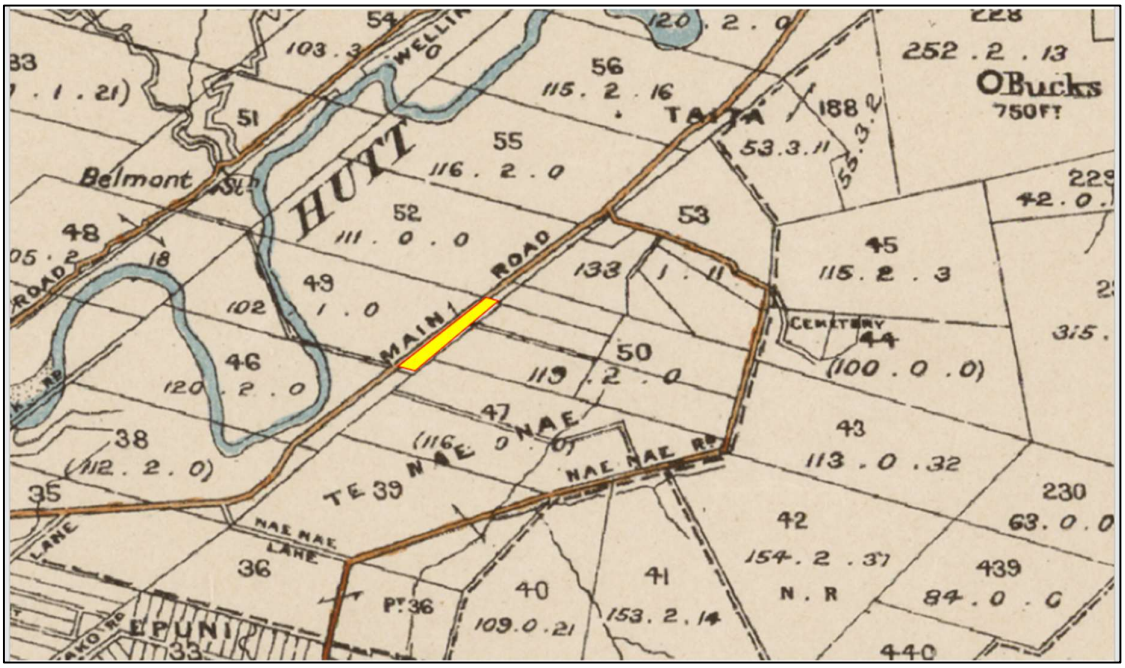
884 High Street, Lower Hutt

Part of Hutt Section 49



NZMS 13 Map of the Belmont Survey District 1909 https://natlib.govt.nz/records/21703416

14 Aug 1843
Transfer of Land Order No.159 from Christopher Rawson to Stansfield Rawson and others.[1]

01 Jun 1849
Transfer of Land Order No.159 to Thomas Samuel Rawson and others.[2]

29 May 1850
Transfer of Land Order No.159 to W. H. Rawson.[3]

11 Sep 1851
Conveyance: Christopher Rawson to James Williams – about 8 acres Part Hutt Section 49.[4]

19 Dec 1851
James Williams, farmer puts in a claim for a Crown Grant.[5]

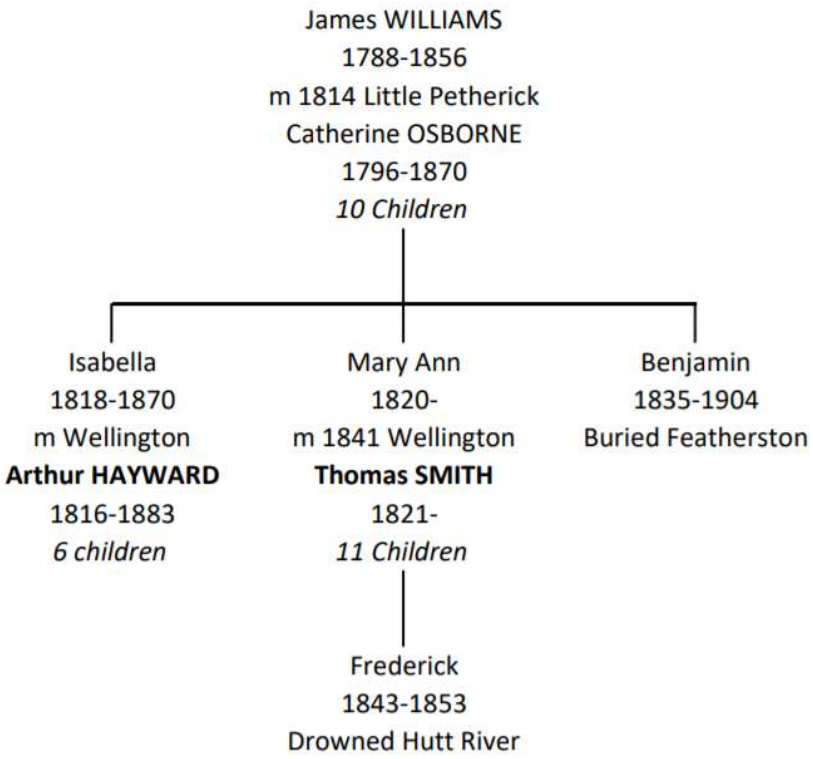
03 Apr 1852
Memorial of the Settlers of Wellington on the land claims ordinance and pasturage regulations to His Excellency Sir George Grey – Signatory: James Williams, landowner, River Hutt.[6]

[1] Archives NZ R17533469 ADXS 19555 LS-W65/3/43 Register of Country Sections: Hutt Valley 1-191
[2] Archives NZ R17533469 ADXS 19555 LS-W65/3/43 Register of Country Sections: Hutt Valley 1-191
[3] Archives NZ R17533469 ADXS 19555 LS-W65/3/43 Register of Country Sections: Hutt Valley 1-191
[4] Archives NZ R6287136 ADXS 19559 LS-W67/2 Claim No.274
[5] Archives NZ R6287136 ADXS 19559 LS-W67/2 Claim No.274
[6] New Zealand Spectator and Cook's Strait Guardian 03 Apr 1852 Memorial and signatories

24 Jan 1853 Mon
An inquest was held at the house of James Williams, River Hutt, on view of the body of Frederick Smith, aged 10 years, who was accidentally drowned on the 22nd while bathing in the River Hutt.[7] Patrick Fitzgerald was the coroner and the men of the jury were Robert Detchon, John Cudby, Nathaniel Poole, Thomas Avery, Jonathan Manning, James Barb, John Bell, James McNally, William Lockyer, Thomas Burt, Matthew Cook and Henry Witt. The verdict was "accidental drowning while bathing in the River Hutt."[8]

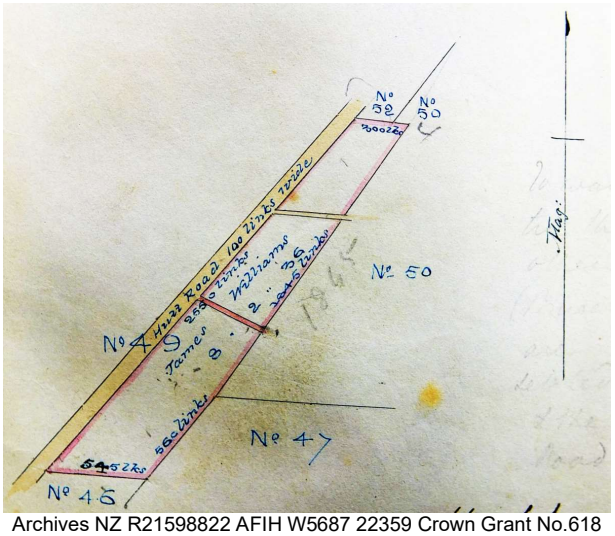
Benjamin Williams not being of sound mind was not sworn but being requested to state the truth. He stated that on Saturday 23 January "I went with the deceased Frederick Smith to drive down the cows. When he got to the river below Mr Birchams the deceased, my nephew, said he would go and have a bath. I said no you shall not he said he would. I drove the cows further on and when I came back a little way along the river, I saw his clothes and the deceased was in the river going down. I was frightened and did not know what to do. I came home and told Mother."[9]

James Williams stated that "I am grandfather to the deceased Frederick Smith. About 10 o'clock a.m. I saw my daughter, the mother of the child running away from the house. I followed to the bank of the river. When I got there, I heard the deceased was in the river and had gone down. I stood as a mark till a canoe was got and a Maori to dive after him. The Maori did so and took him up. He was quite dead.[10]



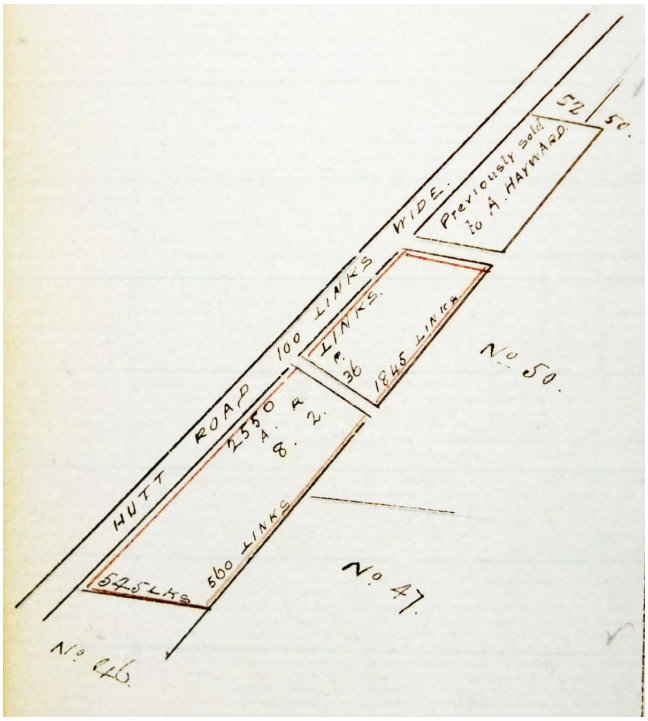
[7] Wellington Independent 26 Jan 1853 Inquests
[8] Archives NZ R25760969 AAAR 27339 W6101 2/[54] Coroner's Inquest: Verdict Statement
[9] Archives NZ R25760969 AAAR 27339 W6101 2/[54] Coroner's Inquest: Statement of Benjamin Williams
[10] Archives NZ R25760969 AAAR 27339 W6101 2/[54] Coroner's Inquest: Statement of James Williams

10 Aug 1853
Crown Grant: 8 acres 2 roods 36 perches to James Williams.[11]



Archives NZ R21598822 AFIH W5687 22359 Crown Grant No.618

02 Aug 1855
Part of Section 49 Conveyance: James Williams, farmer and William Knight, farmer to Arthur Hayward, publican.[12]



Plan from Deeds Volume 2 page 668

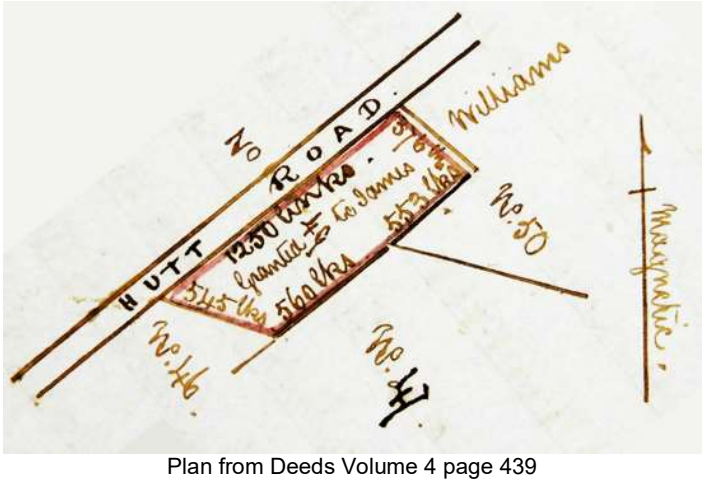
[11] Archives NZ R20163321 AFIH 22394 W5691/43 Deeds Index Volume 3 p59 No.498 – 1G/35
[12] Archives NZ R20162991 AFIH 22395 W5691/101 Deeds Volume 2 p668

06 Feb 1856
An inquest was held at the house of Arthur Hayward, known by the sign of Whitewood's Hotel, at the Lower Hutt before Benjamin Buck, the Coroner, touching the death of James Williams. William, a Maori, stated "that he was coming from the Fern Ground on Monday evening February 4 leading a horse, when he was passed by James Williams the deceased, who was driving a cart. Sometime after he was proceeding along the same road and saw the cart upset and turned off the road below Stokes Valley. Without examining it he returned for some help and knocking at the door of the nearest home he told the people to come to the place, as he thought someone was killed; he returned to the place where the cart was upset with two white men and one native.[13]

William Tarrent stated that he resides in Stokes Valley and that he heard a cart passing his house towards the Hutt about 9 o'clock on Monday night, February 4. Sometime after he heard a man leading a horse past, in the same direction; in less than five minutes the man returned leading the horse, he called at his house and told him that there was a cart upset near the water's edge; he took the light and ran out to see who it was, accompanied by his brother-in-law William Saveall; at the distance of six chains from his house and one chain from the corner he saw a cart upset over the bank which was about six feet high and a man lying under it; he could not move the cart, but ran back for assistance and returned with five of his neighbours. They assisted him to raise the cart and they found the deceased lying with his body under the cart and the head projecting with the front board of the cart pressing on his neck. He recognised the body to be that of James Williams. He was quite dead and cold and his head lying on the rough stones. It was a very dark night; it was about half an hour from the time witness heard the cart pass till he discovered the body; there is a sharp turn in the road one chain distant from where the cart upset, and from the corner, the road winds somewhat to the left, and is rather narrow where the cart upset. It appeared from the track of the wheels as if the cart had suddenly turned off the road.[14]

The jury members were William Moody (Foreman), Robert Scott, James Bennett, Alexander Adams, John White, William Goulder, John Cudby, Thomas McKaye, James Buck, James Barb, Thomas Wilson, and Joseph Dodds. The verdict was that James Williams "came by his death by accident caused by the upsetting of the cart, which he was driving, by which he was thrown head foremost on the stones and his neck crushed by the front board of the cart."[15]

04 Nov 1858
Conveyance Arthur Hayward, late of the Hutt Valley but now of the Wairarapa Valley, settler to Hugh Cleland of the Hutt Valley, storekeeper. Bounded on the northeast by a private way[16]



Plan from Deeds Volume 4 page 439

[13] Archives NZ R257601011 AAAR 27339 W6101 3/[2] Coroner's Inquest Case file: Statement of William, a Maori
[14] Archives NZ R257601011 AAAR 27339 W6101 3/[2] Coroner's Inquest Case file: Statement of William Tarrent
[15] Archives NZ R257601011 AAAR 27339 W6101 3/[2] Coroner's Inquest Case file: Verdict Statement
[16] Archives NZ R20163321 AFIH 22394 W5691/43 Deeds Index Volume 3 p621 No.2338 – see 4D/439

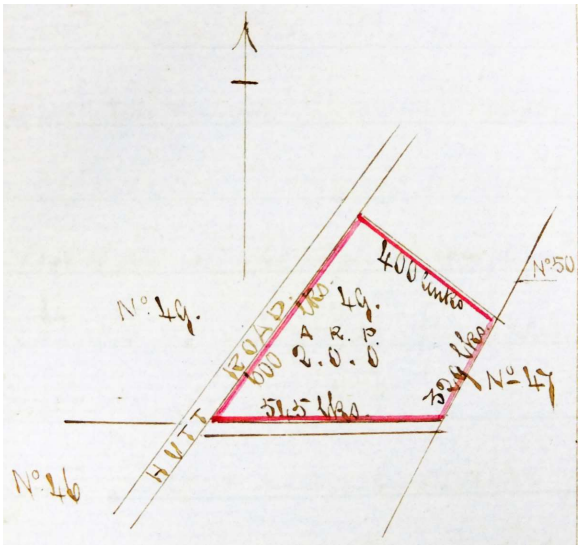
1861
Cleland's store is established just north of Park Avenue.[17]

15 May 1862
Wanted – A young lad as an Assistant in a General Store, one having some knowledge of Drapery would be preferred. Apply by letter, stating terms, &c., to Mr Hugh Cleland, The Hutt.[18]

11 Aug 1863
Marriage: William Cleland to Eunice Hester Percy at St Peter's Church, Wellington by the Rev G. H. Johnston.[19]

26 Oct 1863
William Cleland enrols with the Taita Rifle Volunteers.[20]

26 May 1864
Conveyance Hugh Cleland, storekeeper to William Cleland, storekeeper in consideration of the love and affection which the said Hugh Cleland hath for the said William Cleland. Hugh Cleland "doth hereby convey and assure unto William Cleland and his heirs from 26 Mar 1877 now next…"[21]



Plan from Deeds Volume 9 page 9

1865-1874
Hugh Cleland is listed as storekeeper in Wellington Almanacks

1866
The buildings were erected about this time.[22]

15 Sep 1869
Hugh Cleland makes his Will. All his freehold property was bequeathed to his son Robert. Witnessed by Joseph Hall, builder, Hutt and John Hayes, blacksmith, Hutt.[23]

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[17] Lower Hutt Past and Present (1941)
[18] Wellington Independent 27 May 1862 Advertisement
[19] Wellington Independent 15 Aug 1863 Marriage Notice
[20] Archives NZ R11167584 AAYS 8790 ARM41/13 1874/2aa Capitation Roll Taita Rifle Volunteers 1870
[21] Archives NZ R20163321 AFIH 22394 W5691/43 Deeds Index Volume 6 p314 No.4300 – see 9D/9
[22] Archives NZ R17840772 AFHQ 19340 W1086 V-WROLLS 257/3/63 Epuni Riding No.169 (1905-1909) p22
[23] Archives NZ R22207551 AAOM 6029 W3265 17/747 Probate for Hugh Cleland 1874. A digitised copy can be viewed online at FamilySearch https://familysearch.org/search/collection/1865481

04 Oct 1873
Death at the residence of Mr William Cleland, Taita, Esther Percy, relict of the late Joseph Hewlett Percy, of the Koro Koro, Hutt, aged 74 years.[24]

1875
R. Cleland is listed as Storekeeper at Taita in the Wellington Almanack.

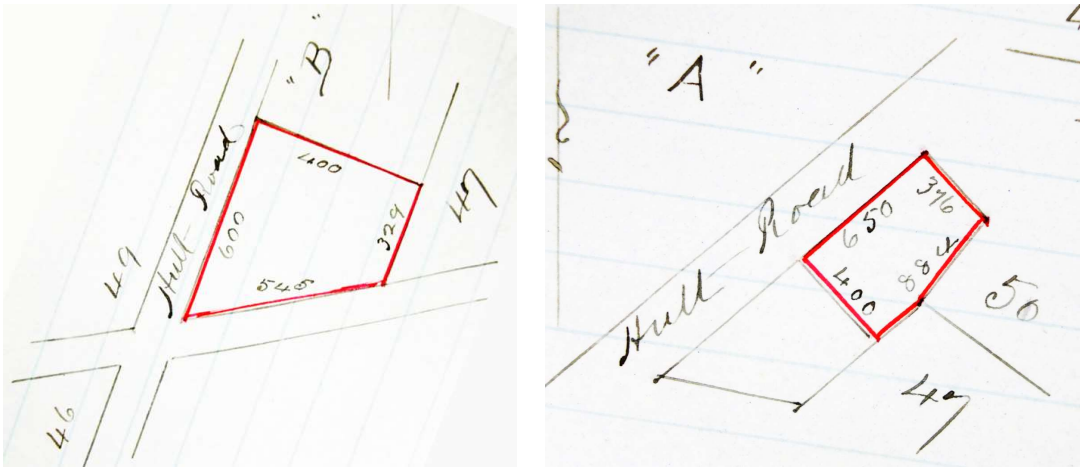
1876
H. Cleland is listed as Storekeeper at Taita in the Wellington Almanack.

1878
R. Cleland is listed as Baker and Storekeeper at Taita in the Wellington Almanack and F. Oakes is listed as a contractor at the same site.

Oct 1882
William Cleland, storekeeper, Taita owns four acres valued at £975.[25]

27 Apr 1891
Copies of the Hutt County Epuni Riding Electoral Roll could be obtained from William Cleland's store at Taita.[26]

24 Nov 1902
Conveyance from William Cleland of Taita, storekeeper to Catharine Cleland of Kaponga, widow. This was for two adjacent pieces of land[27]; and a mortgage to H.M. the King is raised the same day.[28]



Plan from Deeds Volume 142 page 26

1905 to 1909
Valuation Roll Epuni Riding Hutt County[29]
No.169 (No.55) William Cleland, Storekeeper, Taita, occupier. Part Section No.49 – 4a 2r 32p.
Capital value: £1360 (Unimproved £800, Improvements £560)
Description: Four buildings - House and shop, house and shed.
Building material: W/R; Age 39yrs; Con. M; Value ~~£495~~, £555
Fencing Desn: W; Con. M; Length: 10; Value £5
Remarks: Hutt Valley Tramway District

[24] New Zealand Mail 11 Oct 1873 Death Notice
[25] A Return of the Freeholders of New Zealand October 1882
[26] Evening Post 27 Apr 1891 Hutt County Electoral Rolls for 1891-1892 and Defaulters List
[27] Archives NZ R20163044 AFIH 22395 W5691 141 / Deeds Register Vol 42 p26
[28] Archives NZ R20163321 AFIH 22394 W5691/43 Deeds Index Volume 6 p314 No.84628 – see 142D/26
[29] Archives NZ R17840772 AFHQ 19340 W1086 V-WROLLS 257/3/63 Epuni Riding No.169 (1905-1909) p22

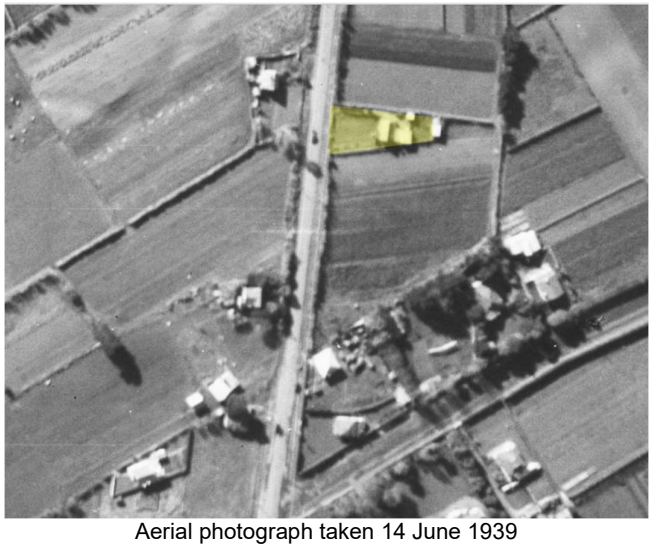
1909-1913
Valuation Roll Epuni Riding Hutt County[30]
No.157 (No.507) William Cleland, Storekeeper, Taita, occupier. Part Section No.49 – 4a 2r 32p.
Capital value: ~~£1820~~, £1920 (Unimproved £1350, Improvements £570.
Description: Four buildings – two dwellings, shop and shed.
Building material: WJR; Age 39yrs; Con. M; Value £550
Fencing Desn: W; Con. M; Length: 20; Value £20
Other improvements – buildings on section – See Suppy 26 Sep 1912
Remarks: Hutt Valley Tramway District in the Special Rating Hutt River District

17 Dec 1917
H.M. the King receives payment for outstanding monies on the 1902 mortgage and land title information commences on CT 348/42.[31]

1926-1936
Valuation Roll Epuni Riding Hutt County[32]
No.294 Owner: Mrs Catharine Cleland, c/o George Blandford Hill, Kaponga – Part Sec 49 Block IX Belmont 4a 2r 32p
Occupier: Frederick Bertelson, Park Avenue, Lower Hutt
Capital Value: £2210 (Unimproved £1735, Improvements £475)
Description: Dwelling, sheds
Special Rating District Hutt City – Class I

1922-1935 Hutt Electoral Rolls (formerly from Blackbridge 1905; Frederick died 1949)
Frederick Peter Ferdinand Bertelsen, gardener; Jane Bertelsen, married – Park Avenue

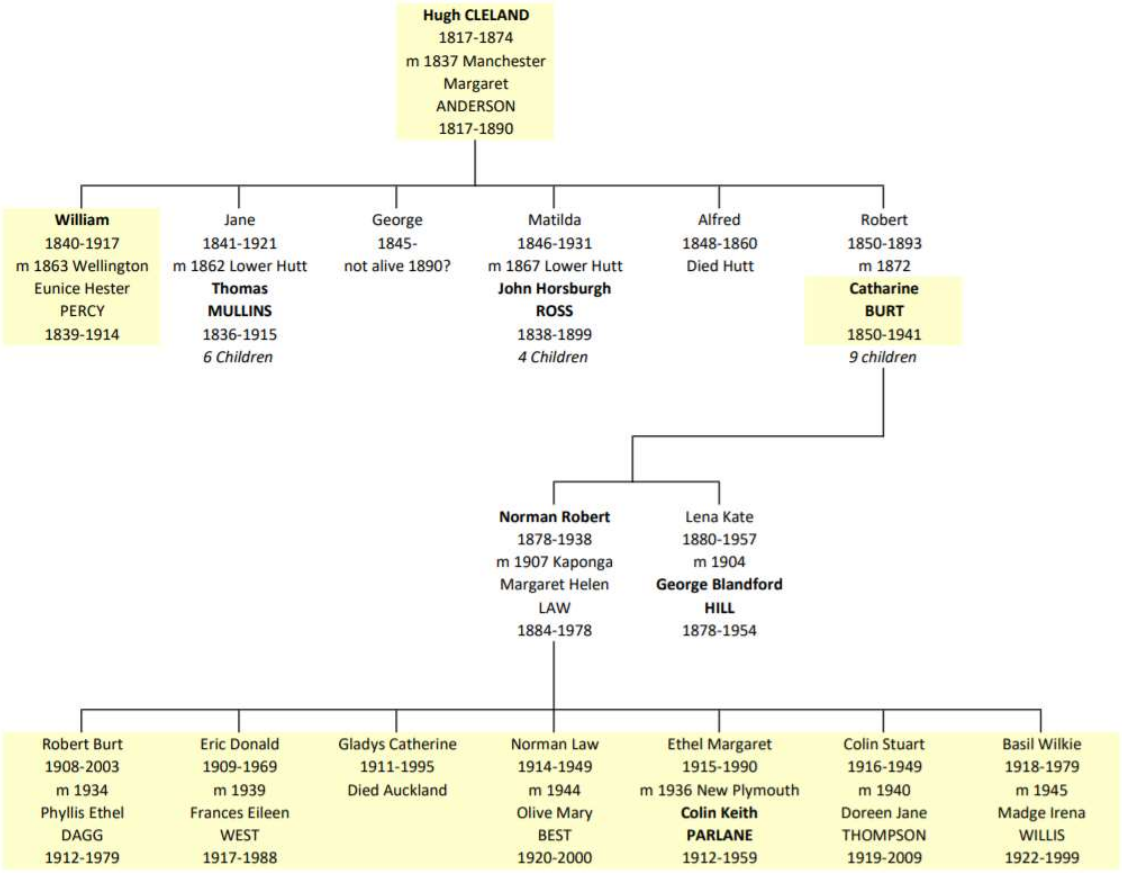
05 Feb 1937
Public Notice of Intention to take land for housing purposes under the provisions of the Public Works Act 1928 and section 32 of the Statutes Amendment Act 1936. A plan of the land is deposited in the post office at Lower Hutt for inspection – Schedule: Part Section 49 (4a 2r) coloured red on the plan – P.W.D. 94157 – R. Semple, Minister of Public Works.[33]


Aerial photograph taken 14 June 1939
Image 56458 Sourced from http://retrolens.nz

[30] Archives R17840773 AFHQ 19340 W1086 V-WROLLS 258/3/63/1 Epuni Riding Number 157 (1909-1913) page 20
[31] Archives NZ R20163321 AFIH 22394 W5691/43 Deeds Index Volume 6 page 314 No.120011 – 221D/633
[32] Archives NZ R17840776 AFHQ 19340 W1086 V-WROLLS 258/3/63/1 Epuni Riding Number 294 (1926-1936)
[33] Evening Post 05 Feb 1937 Public Notice

09 Jun 1939

Will of Mrs Catharine Cleland of Kaponga. "I give and devise to such of the children of my son Norman Cleland late of Whangamomona as shall be living at my death as tenants in common in equal shares all that parcel of land containing four acres (4a 2r 0p) more or less situated in Block Nine (IX) of the Belmont Survey District being part of Section Number 49 of the Hutt District and all the land comprised and described in Certificate of Title Volume 348 folio 42 (Wellington Registry)…" Catharine died at Gordonton near Hamilton on 24 September 1941.[34]



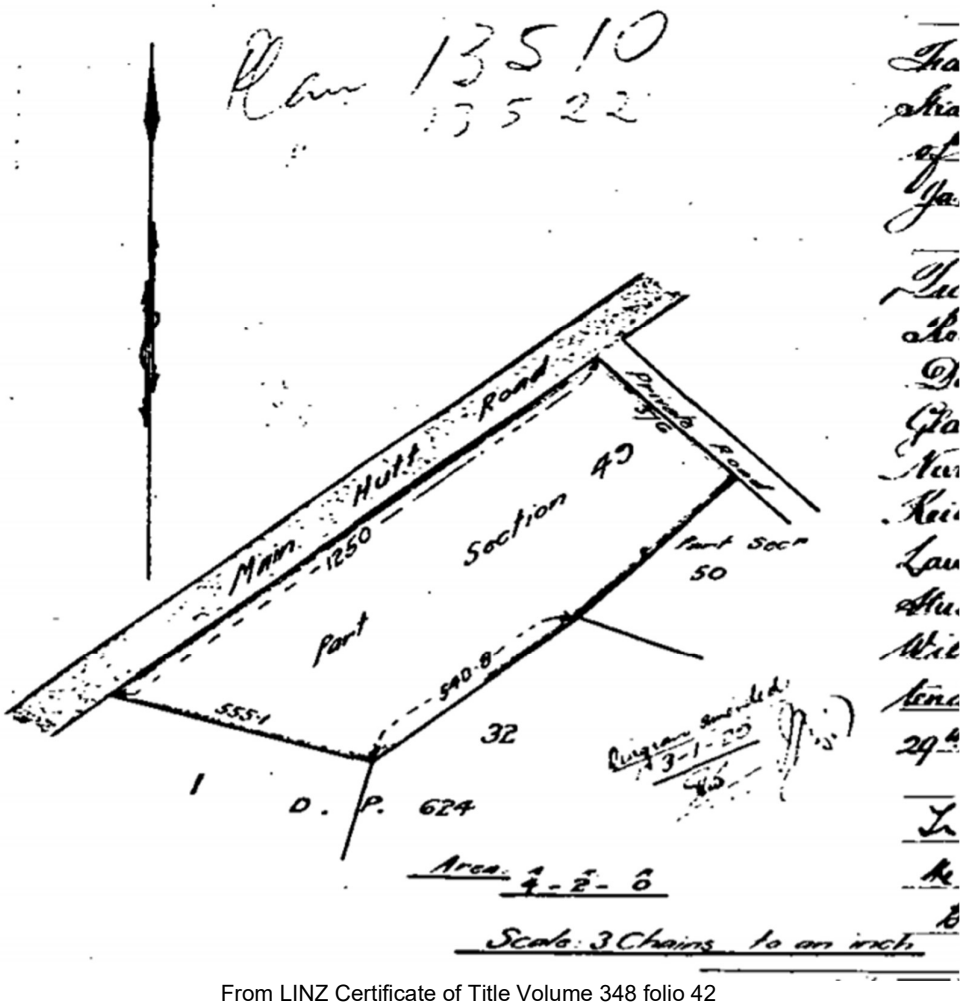
From Hutt City Council Historic Aerials – 1941 https://maps.huttcity.govt.nz/HistoricAerials/index.html

[34] FamilySearch New Zealand Probate for Catharine Cleland 1941

1944
Lower Hutt City took over Taita.[35]

19 Jan 1945
Transmission 40394 to Hugh Cleland of Stratford, farmer and George Blandford Hill of Rowan, farmer as Executors.[36]

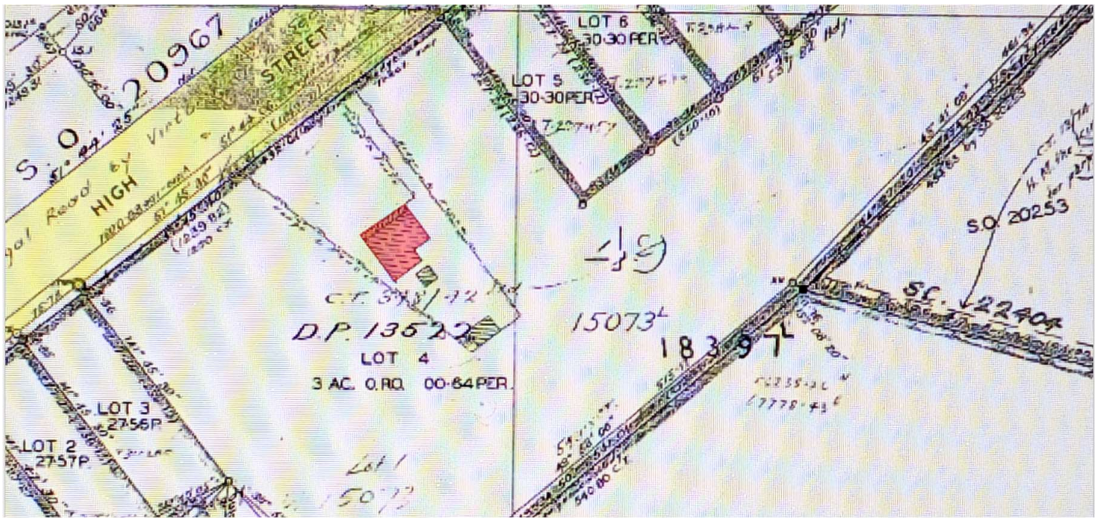
Transfer 282050 from Cleland and Hill to Robert Burt Cleland of Toko, farmer; Eric Donald Cleland of Kohuratahi, farmer; Gladys Catherine Cleland of New Plymouth, nurse; Ethel Margaret Parlane wife of Colin Keith Parlane of Te Kawia, farmer; Norman Law Cleland of Kohuratahi, farmer; Colin Stuart Cleland of Toko, farmer; and Basil Wilkie Cleland of Kohuratahi, farmer as tenants in common in equal shares.[37]



From LINZ Certificate of Title Volume 348 folio 42

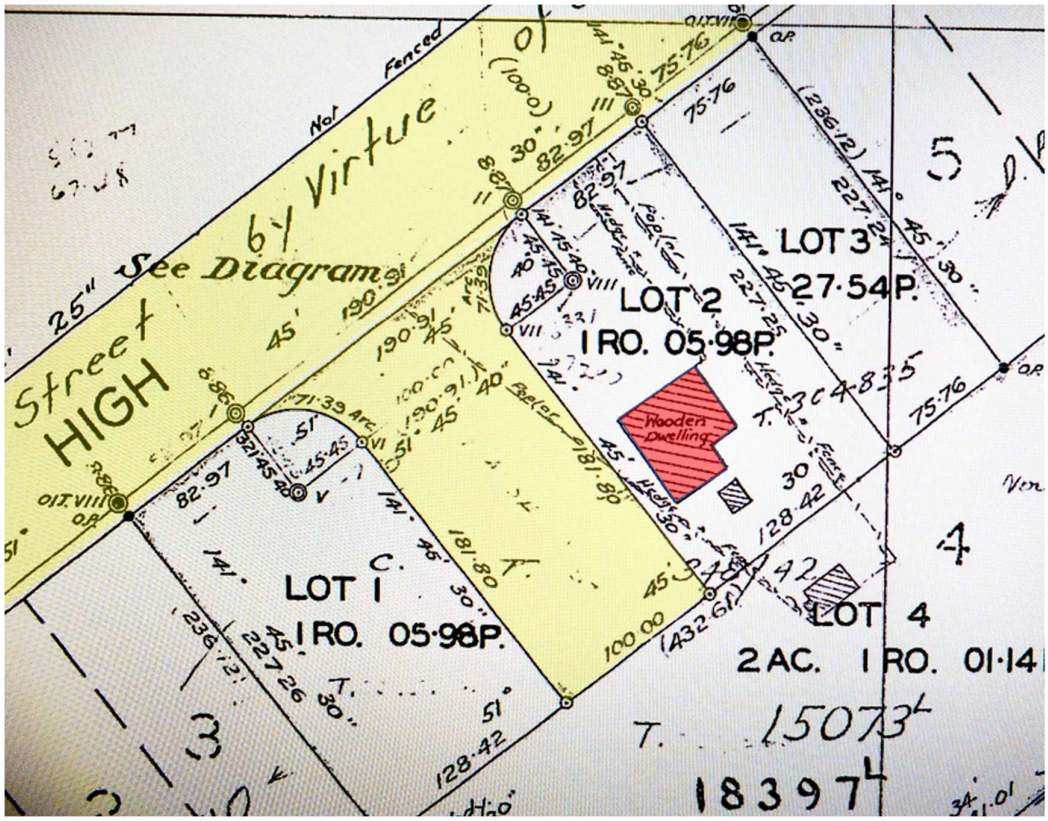
[35] Hutt County Council Centenary 1877-1977 by James A. Daley (1977) Appendix III Takeovers and Withdrawals
[36] Land Information New Zealand (LINZ) Certificate of Title Volume 348 folio 42
[37] LINZ Certificate of Title Volume 348 folio 42

Feb 1946
Deposited Plan 13510: Plan of Subdivision of Part Section 49 Hutt District surveyed by Samuel Trevor Dibble. Comprised in CT 348/42.



From Deposited Plan 13510 showing the position of the house before the creation of Daysh Street

Jul 1946
Deposited Plan 13522: Plan of Subdivision of Lot 4 DP 13510 Being Part Section 49 Hutt District surveyed by Dibble & Cuttriss. Comprised in CT 348/42.



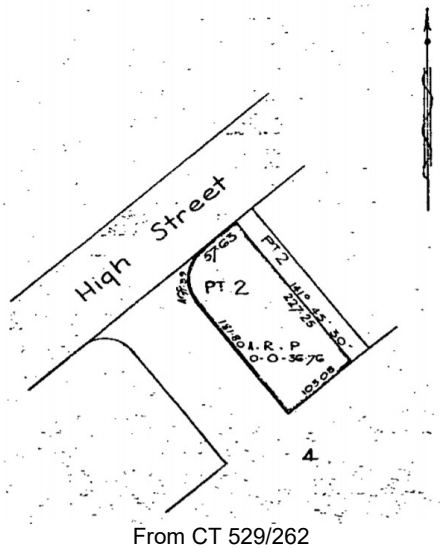
From Deposited Plan 13522 showing the Corner of High and Daysh Streets

07 Aug 1947
Subdivision Application by Albert Joseph and Gilbert Jeeves who recently purchased as tenants in common in equal shares Lots 2 and 3 on Deposited Plan Number 13522. They now wished to partition the land into two sections of equal area (36.76 perches).[38] They were formerly part of a company named Baldwin & Jeeves Limited which changed its name to Jeeves & Co. (Lower Hutt) in June 1947. The 1950 annual return was the first to show Albert Joseph Jeeves as residing at 886 High Street. Gilbert resided at 21 Richmond Grove, Lower Hutt throughout.[39] In May 1947 the twin brothers were awarded a £1300 rehabilitation loan for the purpose of purchasing a Coal-Firewood & Carrying business carried on by H. Baldwin & Co. Ltd at Knight's Road, Lower Hutt. Gilbert Jeeves 80275 stated that before proceeding overseas he was 15 months at Waioru camp. He went overseas in 1942, stopped about nine months in Egypt, and the rest of the time was spent in Italy. He was in Tank Brigade. He stated that he was right in the middle of everything all the time, being right up with the Division. Albert Joseph Jeeves 4211321 stated that he did a few months in the Army, then transferred to the Air Force. He did 32 operational trips over Germany. He was decorated, receiving the DFC.[40]

30 Sep 1947
Transfer 304835 of Lots 2 and 3 DP 13522 from Cleland family to Albert Joseph Jeeves and Gilbert Jeeves as tenants in common in equal shares and **Transfer 304836 of part Lot 2 DP 13522 from AJ & G Jeeves to Gilbert Jeeves** and Lot 3 and part Lot 2 DP 13522 from AJ & G Jeeves to Albert Joseph Jeeves.[41]

04 Jun 1948
Samuel Clyde Welsford submits a plan, outlining additions to the dwelling on Lot 2 DP 13522 and a permit was issued on 24 June 1948.[42]

22 Jun 1948
Transfer 310872 Gilbert Jeeves to Samuel Clyde Welsford of Lower Hutt, Pharmacist.[43]

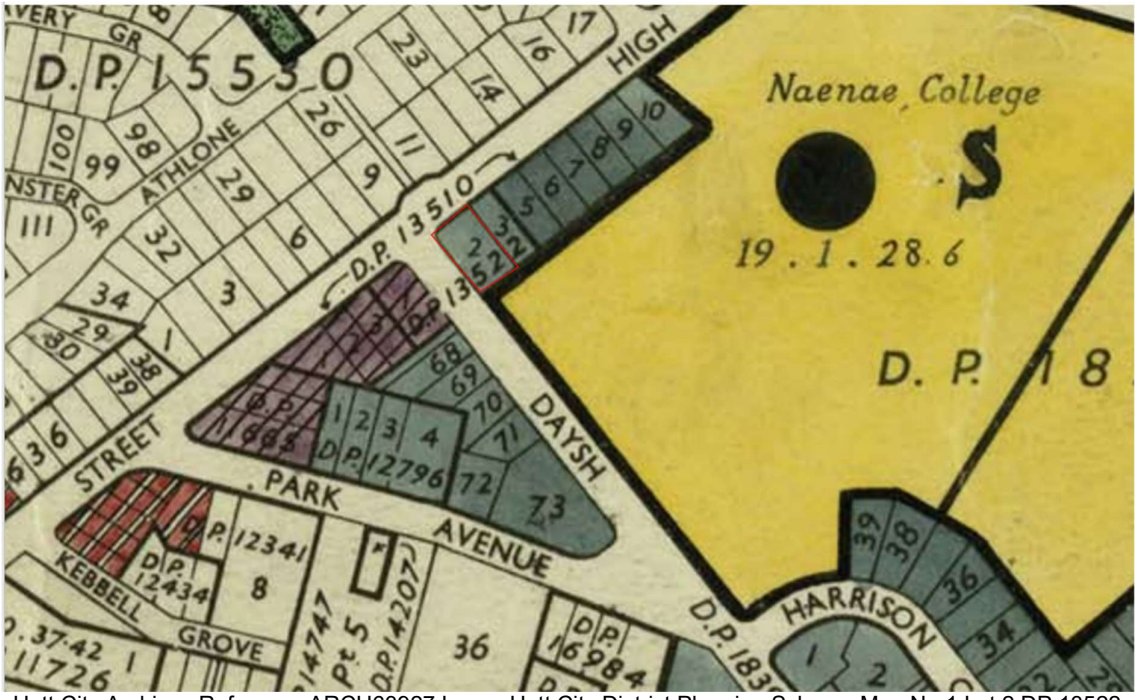


From CT 529/262

[38] Hutt City Archives Reference ARCH42499 Town Clerk's Department Correspondence File No.24866
[39] Archives NZ R15434090 ADSN 17631 W2832 CO-W1 1489/11380 1947/54 Jeeves & Co. Ltd - Company File
[40] Archives NZ R25172602 AATG 6246 8 / G & AJ Jeeves, Lower Hutt Partnership File 1947-1948
[41] LINZ Certificate of Title Volume 348 folio 42
[42] Lower Hutt City Council Building Information Record No.651400 for Part Lot 2 DP 13522 CT 529/262 Additions to Dwelling Building Permit No.8221
[43] LINZ Certificate of Title Volume 529 folio 262

1949
Hutt Electoral Roll: Samuel Clyde Welsford, pharmacist; Ian Clark Hunter Welsford, nursery-worker; Janet Welsford, widow – all of 884 High Street

1958 Map



Hutt City Archives Reference ARCH63927 Lower Hutt City District Planning Scheme Map No.1 Lot 2 DP 13522