

Appendix 8: Built Heritage Methodology Report and Inventories

Project Number: 2-WLASS.DG

Hamilton City Council Heritage Inventory Review

2 June 2022

FINAL



*Aerial photograph of Hamilton and the Waikato River, Leo White, 1938.
Source: Alexander Turnbull Library WA-55970-F*





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1 Introduction

1.1 Purpose of this Document

WSP has been commissioned by Hamilton City Council (HCC) to undertake a technical review and assessment of heritage places, sites, and areas in Hamilton.

The purpose of this document is to provide a summary of the methodology used to undertake the review and assessment.

1.2 Reason for the Heritage Inventory Review

This review was prompted by the introduction of the National Policy Statement on Urban Development and the subsequent introduction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act in 2021.

1.3 Extent of Study

This review was limited to the following areas:

1. Central City
2. Citywide
3. Five Cross Roads
4. Hamilton East
5. North of Central City
6. Western Walkable Catchments

1.4 Legislative Context

1.4.1 Resource Management Act (RMA) 1991

The RMA sets out how New Zealand's environment should be managed. It is based on the principle of sustainable management which involves considering the effects of activities on the environment now, and in the future, when making resource management decisions.⁴⁸

Under Part 2 section 6 all persons exercising functions under the RMA are required to recognise and provide for eight Matters of National Importance - matters (a) to (h) - which include the protection of historic heritage from inappropriate subdivision, use, and development (section 6(f)).

Historic heritage is defined under section 2 of the RMA as:

- a) *those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*
 - i. *archaeological;*
 - ii. *architectural;*
 - iii. *cultural;*
 - iv. *historic;*
 - v. *scientific;*
 - vi. *technological; and*
- b) *includes:*
 - i. *historic sites, structures, places, and areas; and*
 - ii. *archaeological sites; and*
 - iii. *sites of significance to Māori, including wāhi tapu; and*

iv. surroundings associated with the natural and physical resources

The following documents give effect to the RMA:

- national policy statements;
- regional policy statements;
- regional plans;
- district plans.

1.4.2 Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

This amendment to the RMA does two things. Firstly, it requires Tier 1 territorial authorities, of which HCC is one, to change their planning rules so most of their residential areas are zoned for medium density housing. Secondly, it creates a new streamlined process so these councils can implement the National Policy Statement on Urban Development (NPS-UD, refer 1.4.3 below) intensification policies faster.

The Amendment Act introduces Medium Density Residential Standards (MDRS) that enable three dwellings of up to three storeys to be built on every residential site as of right, removing the need for resource consent. The implementation of the MDRS will be mandatory for every Tier 1 territorial authority and will apply to most residential areas unless any qualifying matters apply.

Matters of National Importance (refer 1.4.1 above), including the protection of historic heritage from inappropriate subdivision, use and development (s6(f)), are identified as qualifying matters.

Tier 1 councils need to publicly notify the new rules and policies enabling the MDRS in their district plans by 20 August 2022. Therefore, it is critical that HCC identify and understand where historic heritage is present within their district, particularly within their residential zones, in order to ensure that it is protected from inappropriate subdivision, use and development that may occur as a result of introducing the MDRS.

1.4.3 National Policy Statement on Urban Development (NPS-UD) 2020

The NPS-UD directs territorial authorities to remove overly restrictive planning rules that make it more difficult to build homes. It requires councils to respond to changes in demand by enabling denser housing in residential areas around city centres and rapid transit stops.

Council plans will need to enable (but not require) greater height and density, particularly in areas of high demand and access. Timeframes for implementation of the NPS-UD vary according to which tier they belong to. As discussed above, HCC is a Tier 1 council and therefore are required to implement the policies of the NPS-UD by 20 August 2022.

1.4.4 Waikato Regional Policy Statement (WRPS) 2016

The RMA requires every regional council to prepare a regional policy statement to promote sustainable management of natural and physical resources, which territorial authorities are required to comply with. The WRPS sets down the policies and methods required to achieve the integrated management of the Waikato region's natural and physical resources including land, water, air, soil, minerals and energy, all forms of plants and animals and all structures.

Policy 3.18 of the WRPS states:

Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.

Policy 10.3 states:

Effects of development on historic and cultural heritage

Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.

Implementation methods

10.3.1 Protect historic and cultural heritage from inappropriate subdivision use and development

Regional and district plans shall provide for the protection of historic and cultural heritage from inappropriate subdivision, use and development. Mechanisms may include:

- a) heritage alert layers;*
- b) accidental discovery protocols;*
- c) cultural value assessments and/or cultural impact assessments;*
- d) conservation and open space covenants;*
- e) heritage orders;*
- f) financial and other incentives; and*
- g) bonds and conditions of consent.*

10.3.2 Inappropriate subdivision, use and development

In determining whether an activity is inappropriate, regional and district plans shall require that regard is given to:

- a) the character and degree of modification, damage, loss or destruction of heritage qualities;*
- b) the duration and frequency of effect;*
- c) the magnitude or scale of any effect on heritage qualities;*
- d) the opportunities available to remedy or mitigate pre-existing or potential adverse effects on heritage qualities;*
- e) the probability of damage to immediate or adjacent heritage qualities;*
- f) the degree to which unique or special materials and/or craftsmanship are retained;*
- g) whether the activity will lead to cumulative adverse effects on historic and cultural heritage;*
- h) whether the relationships between distinct elements of a historic place, site or area will be maintained;*
- i) whether the relationships between sites or areas of historic and cultural heritage to other sites or areas of historic and cultural heritage will be maintained;*
- j) the irreversibility of adverse effects on heritage values including:
 - i. the loss of unique or rare features;*
 - ii. opportunities for remediation;*
 - iii. the costs and technical feasibility of remediation or mitigation;*
 - iv. the relocation of heritage away from its original site or context;*
 - v. the loss of value or integrity of historic places, sites or areas through lack of appropriate maintenance and management; and*
 - vi. a significant reduction in the value of the historical, cultural and spiritual associations with historic and cultural heritage resources which are held by tāngata whenua and the wider community;**
- k) the resilience of heritage qualities or places to change including:
 - i. the ability of the feature to assimilate change; and**

- ii. the vulnerability of the feature to external effects;*
- l) effects on the surroundings associated with significant heritage places and areas;*
- m) the requirement to retain the operational function of nationally and regionally significant transport infrastructure.*

It is noted that the WRPS has not been updated since the NPS-UD and the Housing Enablement Amendment Act have come into force, so these policies may be revised. However, Hamilton City Council is still required to conform to the operative policies.

1.5 Constraints and Limitations

The following constraints should be noted:

- This review does not comprise a fabric condition, structural condition or safety assessment for any of the items assessed, or contain any kind of advice relating to building condition or engineering requirements.
- No consultation has been carried out as part of this review, other than consultation with Hamilton City Council and consultants directly engaged by Hamilton City Council.
- This review does not present the views or history of tangata whenua regarding the cultural significance of the place. These are statements that only tangata whenua can make.
- Exact extents of place for each individual item and area have not been identified as part of the review. Generally, the property boundaries will be adopted as the extent of place for each site, however where larger sites are present (school and university campuses, industrial sites, natural reserves, rural locations) extents of place have been suggested in the assessment form.
- The properties reviewed were identified in an initial list provided to us by HCC. WSP has only reviewed the list provided and has not conducted an independent city-wide review of Hamilton to identify places that may reach the threshold for scheduling as heritage items. Therefore, this review is not exhaustive, and it is possible that there are items that have not been identified in this review that would meet the threshold.
- This review does not include a review of any places that are already scheduled in the Hamilton City District Plan.
- This review has been prepared by WSP exclusively for HCC in relation to the Hamilton City Heritage Inventory Review and in accordance with our panel agreement with HCC. The findings in this review are based on and are subject to the assumptions, constraints and limitations noted in this document. WSP accepts no liability whatsoever for any reliance on or use of this document, in whole or in part, for any use or purpose other than the purpose or any use or reliance on the document by any third party.

2 Assessment Criteria and Ratings

Prior to commencing the inventory review, we developed an assessment and recording framework that set out the significance criteria and rating system that would be used.

2.1 Significance Criteria

Significance is ranked against the following qualities which are derived from those given in Appendix 8A of the operative Hamilton City District Plan as follows:

a. Historic Qualities

- i. Associative Value: The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.
- ii. Historical Pattern: The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

b. Physical/ Aesthetic / Architectural Qualities

- i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.
- ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.
- iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.
- iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

c. Context or Group Qualities

- i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.
- ii. Landmark: The historic place is an important visual landmark or feature.
- iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.
- iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole,

amplify the heritage values of the place, group and landscape or extend its significance.

d. Technological Qualities

The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

e. Archaeological Qualities

- i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.
- ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

f. Cultural Qualities

The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.

g. Scientific Qualities

The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.

2.2 Ratings Applied to Significance Criteria

The ratings applied to determine the level of significance that each item possessed in the categories above were adapted from Appendix 8A of the operative Hamilton City District Plan as follows:

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.

2.3 Scheduling Recommendations

Once each of the significance criteria had been rated, a recommendation was made to schedule an item based on the following rankings identified in Appendix 8A of the operative Hamilton City District Plan:

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

3 Structure for Assessment Forms

After establishing the framework for assessment, we set a structure for the Heritage Inventory Assessment Form that would be used.

The form is based on those developed for other recent council heritage inventory reviews, which broadly follow the recommendations of the UNESCO publication by Meredith Sykes, *Manual on Systems of Inventorying Immovable Cultural Property*.

It is divided into four parts:

1. **Historical Summary**

Background information on the development of Hamilton in general, and specifically of the area or suburb in which the item is located, followed by specific information relating to the item derived from primary and secondary research.

2. **Physical Description**

Description of the setting/site; property details including legal description, parcel, and current Certificate of Title reference; existing listing or scheduling status; and description of the building or structure, including background information on typologies where relevant, and specific description of the item.

3. **Evaluation**

An assessment of the item against the criteria, using the rating system explained above; and a recommendation for scheduling rank based on the evaluation.

4. **Bibliography & References**

General references used, and specific records including survey plans, Certificates of Title, and Deeds Indexes.

4 Assessment Procedure

4.1 Initial List of Places for Review

In June and July 2021, HCC provided WSP with two lists of properties that they believed warranted consideration for scheduling as heritage items. We understand that these lists were based on a comprehensive review of council documents dating back to 1991 (identified in Appendix A), maps and site visits.

Through an initial consultation process with HCC, some small adjustments were made to these lists for buildings which were either demolished or removed. Following initial consultation the number of properties to be assessed from the two lists totalled 551.

4.2 Desktop Screening

Due to the number of properties, we first completed a desktop screening exercise of the 551 properties identified by HCC.

The desktop research we conducted used a series of resources in order to categorise the properties into one of three groups as follows:

- **GO:** where we believed there was a reasonable chance that a building would meet the minimum criteria for scheduling as a heritage building.
- **HOLD:** where we did not have enough information to make a fair assessment of whether or not the building would meet the minimum criteria for scheduling as a heritage building, especially where we could not obtain images of the property.
- **NO GO:** where we believed it was highly unlikely or not possible that a building would meet the minimum criteria for scheduling as a heritage building.

The resources that we used to categorise the properties are given in the table below.

- **Google Street View:** To see what the building looked like if it was visible from the street
- **Google Maps:** To view current aerial photographs
- **QuickMap:** To access current Certificates of Title, and historic survey plans and maps
- **Land Information NZ Online:** To access historic Certificates of Title, survey plans and other maps that could not be accessed on Quickmap
- **Archives NZ Online:** To access historic Deeds Indexes
- **Papers Past:** To access historic information briefly searched using past owner names, lot numbers and addresses
- **Retrolens:** To access historic aerial photographs
- **Digital NZ:** To access historic images briefly searched by suburb, street, address, and past owner names
- **Hamilton City Libraries:** To access historic maps, images and other files briefly searched by suburb, street, address, and past owner names
- **University of Waikato Archives:** To access historic maps, images and other files briefly searched by suburb, street, address, and past owner names

Where we identified a property as NO GO, it was removed from the list and did not progress further.

4.3 Site Visits

Once the desktop screening exercise was completed, a member of our team visited the address of every property that was identified as either HOLD or GO.

In most cases, we were able to view the property sufficiently from public standpoints. However, in some cases this was not possible as the property was on a rear section or closely surrounded by other dwellings; had a very high fence; or was concealed by vegetation.

In these cases, the owners were contacted by Hamilton City Council to request their permission for us to access their properties.

We completed site visits for 276no properties, and carried through 199no forward to detailed research.

4.4 Detailed Documentary Research & Record Preparation

Detailed research for each of the 199 properties that remained on the list involved returning to the key sources of information we had used during screening to extract a higher level of information, and conducting further, more specific searches for past owners, lot numbers and addresses, as well as any associated architects, builders, organisations and events.

In addition, HCC provided us with historic building consent information for each property where this was available, and this was reviewed as part of the research.

As an inventory record for each property was prepared in accordance with the agreed template, we were able to further refine the list of properties as we confirmed whether or not they reached the threshold for scheduling.

Assessment forms were completed for 177 properties in total. These properties, and the recommended category of scheduling, are listed in Section 5.

5 Recommendations

The 177 items that are recommended for scheduling as a result of this review, and the associated ranking, are identified below.

39	Abbotsford Street	Proposed as Category B
18A	Albert Street	Proposed as Category B
80	Albert Street	Proposed as Category B
84	Albert Street	Proposed as Category B
89	Albert Street	Proposed as Category B
94	Albert Street	Proposed as Category B
110	Albert Street	Proposed as Category B
118	Albert Street	Proposed as Category B
131	Albert Street	Proposed as Category B
62	Alexandra Street	Proposed as Category B
137	Alexandra Street	Proposed as Category B
18	Anglesea Street	Proposed as Category B
36	Anglesea Street	Proposed as Category B
260	Anglesea Street	Proposed as Category B
12	Anzac Parade	Proposed as Category B
3	Balloch Street	Proposed as Category B
17	Beale Street	Proposed as Category B
15	Bell Street	Proposed as Category B
2	Bettina Road	Proposed as Category B
10	Bisley Road	Proposed as Category A
1 & 3	Bledisloe Terrace	Proposed as Category B

12	Bond Street	Proposed as Category B
14	Bond Street	Proposed as Category B
18	Bond Street	Proposed as Category B
26	Bond Street	Proposed as Category B
30	Bond Street	Proposed as Category B
32	Bond Street	Proposed as Category B
10	Boundary Road	Proposed as Category B
65	Braid Road	Proposed as Category B
38	Brookfield Street	Proposed as Category B
88	Brookfield Street	Proposed as Category B
13	Cardrona Road	Proposed as Category B
7	Caro Street	Proposed as Category B
86-88	Clarkin Road	Proposed as Category B
260	Clarkin Road	Proposed as Category B
10	Claude Street	Proposed as Category B
53	Claude Street	Proposed as Category B
6	Claudlands Road	Proposed as Category B
28	Claudlands Road	Proposed as Category B
2	Clifton Road	Proposed as Category B
110	Clyde Street	Proposed as Category B
134	Clyde Street	Proposed as Category B
105	Collingwood St	Proposed as Category B
60	Cook Street	Proposed as Category B

78	Cook Street	Proposed as Category B
83	Cook Street	Proposed as Category B
4	Crawford Street	Proposed as Category B
4	Daisy Street	Proposed as Category B
60	Dey Street	Proposed as Category B
4	East Street	Proposed as Category B
74	East Street	Proposed as Category B
23	Enderley Avenue	Proposed as Category B
45	Firth Street	Proposed as Category B
49	Firth Street	Proposed as Category B
53	Firth Street	Proposed as Category B
54A	Firth Street	Proposed as Category B
69	Forest Lake Road	Proposed as Category B
106	Forest Lake Road	Proposed as Category B
9	Fowlers Avenue	Proposed as Category B
3	Frances Street	Proposed as Category B
11	Frances Street	Proposed as Category B
116	Galloway Street	Proposed as Category B
150	Galloway Street	Proposed as Category B
195	Galloway Street	Proposed as Category B
203	Galloway Street	Proposed as Category B
14	Garden Place	Proposed as Category B
20	Garden Place	Proposed as Category B

14	George Street	Proposed as Category B
17	George Street	Proposed as Category B
103	Grey Street	Proposed as Category B
259	Grey Street	Proposed as Category B
379	Grey Street	Proposed as Category B
644	Grey Street	Proposed as Category B
707-711	Grey Street	Proposed as Category B
717	Grey Street	Proposed as Category B
13	Hammond Street	Proposed as Category B
36	Hammond Street	Proposed as Category B
3	Hardley Street	Proposed as Category B
1004	Heaphy Terrace	Proposed as Category B
62	High Street	Proposed as Category B
29	Horne Street	Proposed as Category B
43	Horne Street	Proposed as Category B
27	Ingleton Terrace	Proposed as Category B
7	King Street	Proposed as Category B
11	King Street	Proposed as Category B
2	Kitchener Street	Proposed as Category B
8	Kotahi Avenue	Proposed as Category B
10	Kotahi Avenue	Proposed as Category B
58A	Lake Crescent	Proposed as Category B
74	Lake Crescent	Proposed as Category B

94	Lake Road	Proposed as Category B
95	Lake Road	Proposed as Category B
2	Liverpool Street	Proposed as Category B
9	Manning Street	Proposed as Category B
4/13	Manning Street (rear property)	Proposed as Category B
24	Manning Street	Proposed as Category B
26	Manning Street	Proposed as Category B
6	Marama Street	Proposed as Category B
8	Marama Street	Proposed as Category B
12	Marama Street	Proposed as Category B
16	Marama Street	Proposed as Category B
39	Marama Street	Proposed as Category B
57	Memorial Drive	Proposed as Category B
28	Naylor Street	Proposed as Category B
35	Naylor Street	Proposed as Category B
60	Naylor Street	Proposed as Category B
43A	Nixon Street	Proposed as Category B
50	Nixon Street	Proposed as Category B
179	Nixon Street	Proposed as Category B
47	Norton Road	Proposed as Category B
9	Oakley Avenue	Proposed as Category B
3	Oxford Street	Proposed as Category B
9	Oxford Street	Proposed as Category B

17	Oxford Street	Proposed as Category B
25	Palmerston Street	Proposed as Category B
27	Palmerston Street	Proposed as Category B
29	Palmerston Street	Proposed as Category B
31	Palmerston Street	Proposed as Category B
287	Peachgrove Road	Proposed as Category B
103	Pembroke Street	Proposed as Category B
136	Pembroke Street	Proposed as Category B
170	Pembroke Street	Proposed as Category B
9	Piako Road	Proposed as Category B
12	Piako Rd	Proposed as Category B
38	Piako Road	Proposed as Category B
11-13	Pinfold Avenue	Proposed as Category B
15-17	Pinfold Avenue	Proposed as Category B
19-21	Pinfold Avenue	Proposed as Category B
7	Queens Avenue	Proposed as Category B
9	Queens Avenue	Proposed as Category B
7	Radnor Street	Proposed as Category B
80	Rimu Street	Proposed as Category B
129	Rimu Street	Proposed as Category B
166	River Road	Proposed as Category B
233	River Road	Proposed as Category B
243	River Road	Proposed as Category B

414	River Road	Proposed as Category B
534	River Road	Proposed as Category B
913	River Road	Proposed as Category B
144	Rototuna Road	Proposed as Category B
120	Sandwich Road	Proposed as Category B
7	Seddon Road	Proposed as Category B
61	Silverdale Road	Proposed as Category B
32	Somerset Street	Proposed as Category B
1418-1426	Te Rapa Road	Proposed as Category A
28	Thackeray Street	Proposed as Category B
24	Thames Street	Proposed as Category B
89	Tristram Street	Proposed as Category B
504	Tuhikaramea Road	Proposed as Category B
158	Ulster Street	Proposed as Category B
164	Ulster Street	Proposed as Category B
243	Ulster Street	Proposed as Category B
409	Ulster Street	Proposed as Category B
18-18A	Union Street	Proposed as Category B
9	Upper Kent Street	Proposed as Category B
1	Victoria Street	Proposed as Category B
231	Victoria Street	Proposed as Category B
341	Victoria Street	Proposed as Category B
1188	Victoria Street	Proposed as Category B

1212	Victoria Street	Proposed as Category B
1335	Victoria Street	Proposed as Category B
137	Ward Street	Proposed as Category B
80	Wellington Street	Proposed as Category B
59	Willoughby Street	Proposed as Category A
2	Woodstock Road	Proposed as Category B
11	Wye Street	Proposed as Category B
Arch	Ruakiwi Rd	Proposed as Category B
Sun Dial	Garden Place	Proposed as Category B
Clock	Grey Street (opposite 314 Grey Street)	Proposed as Category B
Wall	Anglesea Street Retaining Wall at WINTEC	Proposed as Category B
Wharf	Grantham St, just south of Victoria Bridge	Proposed as Category B
Bell Tower	Hamilton Gardens	Proposed as Category A
Plaque	Park Terrace	Proposed as Category B
Arch	Victoria / Anzac Parade	Proposed as Category B
Jetty Piles	Waikato River	Proposed as Category B
Bridge Piles	Waikato River	Proposed as Category B
Waikato University	Waikato University Campus	Proposed as Category B

Appendix A

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Hamilton City Council Heritage Inventory Assessment Form Draft

1 & 3 Bledisloe Terrace

Hamilton East, Hamilton



Figure 1: Dwelling at 1 & 3 Bledisloe Terrace, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was one of Hamilton's first established suburbs. It was occasionally referred to as 'Irishtown' from the 1870s until the mid-20th century, and a significant number of those who settled there were of Irish descent. A number of other Irish Catholics came to live near the Catholic Church and convent that were established in the area. Many of the streets in the area were named after notable personalities who took part in the New Zealand Wars, including Governor George Grey and Māori chief Te Awaiaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps.



Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.
Source: ATL



Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

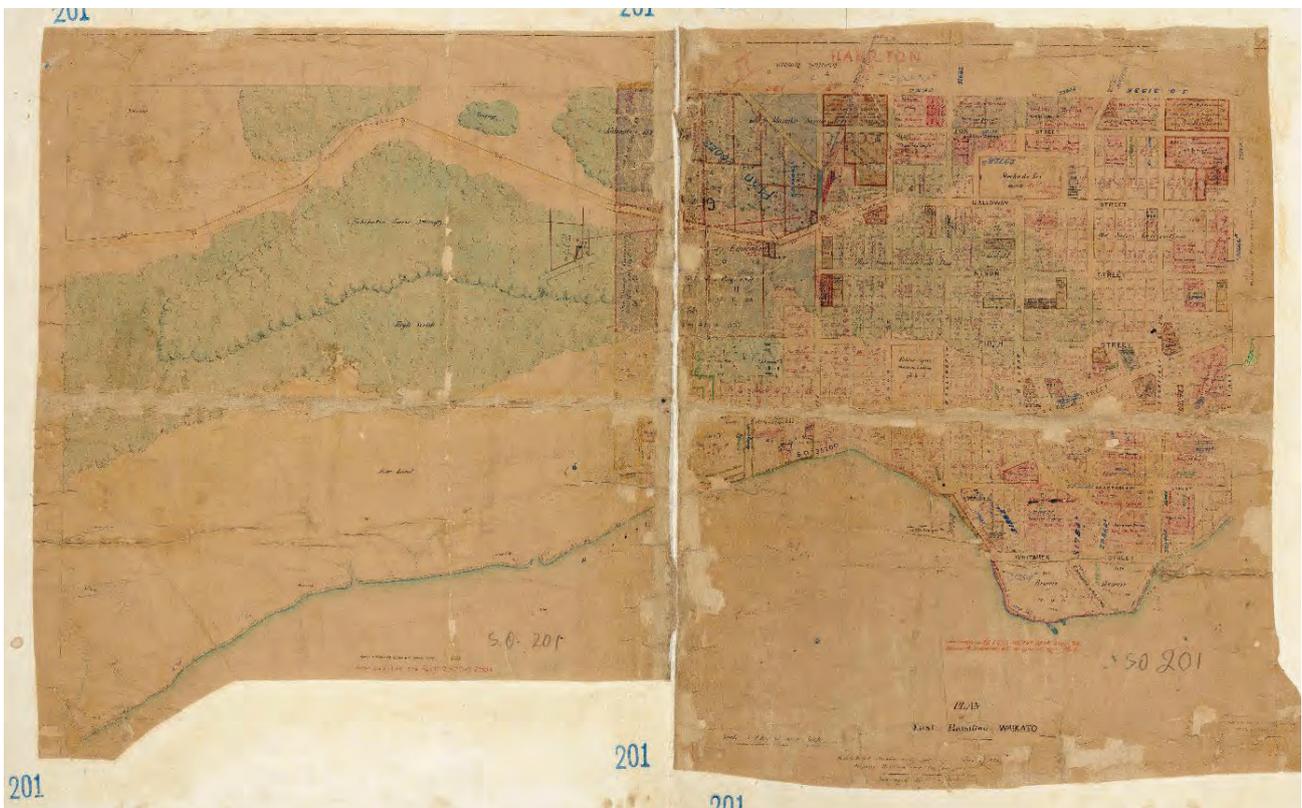


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

The area which would become Bledisloe Terrace can be seen on the 1864 map of Hamilton East draw up by W. A. Graham as Lots 94-102 on the western side of Macfarlane Street (Figure 4). The oldest record for the land is an 1880 Crown Grant which shows that the Mayor Councillors and Burgesses of the Borough of Hamilton owned the entire section of land to the west of Macfarlane Street up to the Waikato River (SA20/294). This area was known as Hayes Paddock after William Hayes who farmed the area, under lease, from 1903 to 1925.⁹

Hayes Paddock was transformed into a new garden suburb between 1939-1945, according to the philosophies and ideals of the First Labour Government and the Garden City Movement. The development includes curved street patterns, open plan garden layouts, low density development, and the provision of walkways and reserves. More than 200 state houses were built as part of the development. All of the streets are named after New Zealand Governor Generals, including Bledisloe Terrace - named after Viscount Sir Charles Bathurst Bledisloe, Governor General from 1930-1935.



Figure 5: Aerial image of Hayes Paddock before the development, 1938.
Source: Retrolens



Figure 6: Aerial of the newly created Hayes Paddock garden suburb, 1951.
Source: ATL

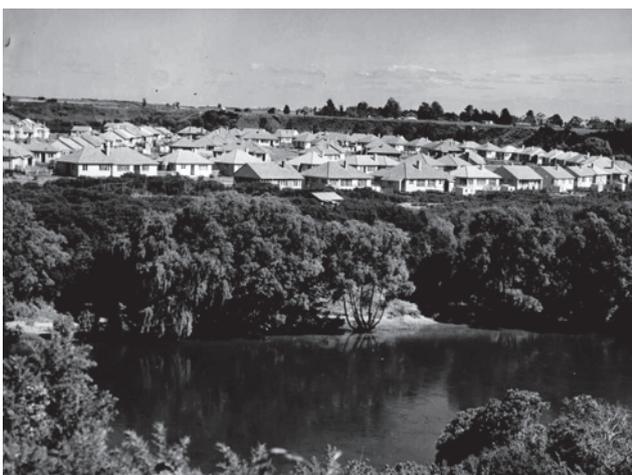


Figure 7: Hayes Paddock Houses, 1946.
Source: ATL, ID: PAColl-0785-1-171-01



Figure 8: Aerial image of Hayes Paddock, c. 1950's.
Source: HCL, ID: HCL_07713

⁹ McEwan, Ann (2008). "The Houses of Hayes Paddock: Hamilton", p.15. Ramp Press, Hamilton, New Zealand.

The duplex dwelling at 1 & 3 Bledisloe Terrace was constructed during this period, between after 1939 and is evident on aerial images dating to 1943 (Figure 9).



Figure 9: Aerial showing 1 & 3 Bledisloe Terrace, 1943.
Source: Retrolens

Historic Certificates of Title show that by 1958 the land the development sat on was owned by Her Majesty the Queen for 'housing purposes', and that the individual lots were ready for sale to private homeowners (SA1431/35). By 1967, four Lots along Bledisloe Terrace – including Lot 51 which would become 1 & 3 Bledisloe Terrace, were still in the ownership of The Queen (SA7C/799). The land was signed over to Housing New Zealand in the 1990's, and in 1997 Lot 51 of the original subdivision was subdivided into two separate properties and two separate Certificates of Title created – one for either side of the duplex building.

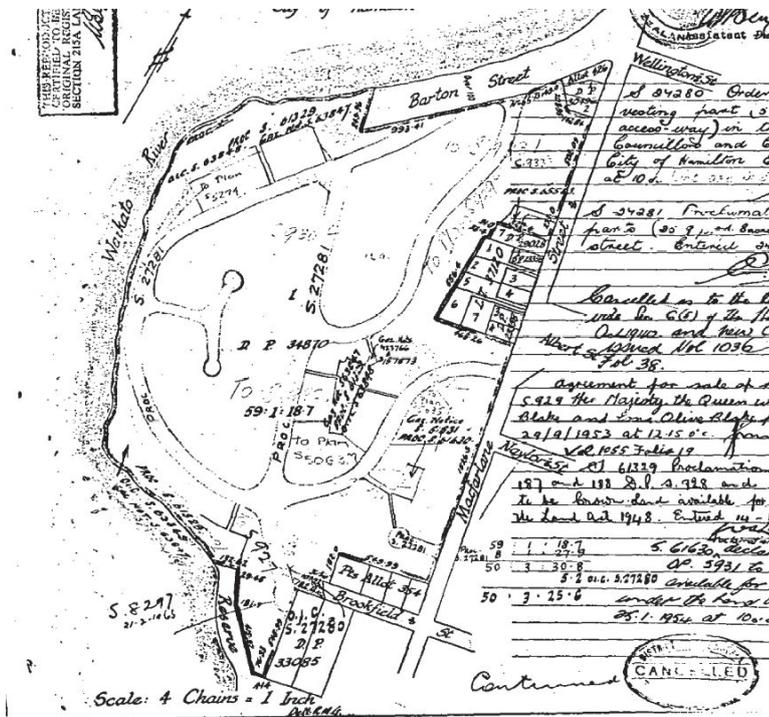


Figure 10: The development plan as shown on the 1950 CT.
Source: SA960/6

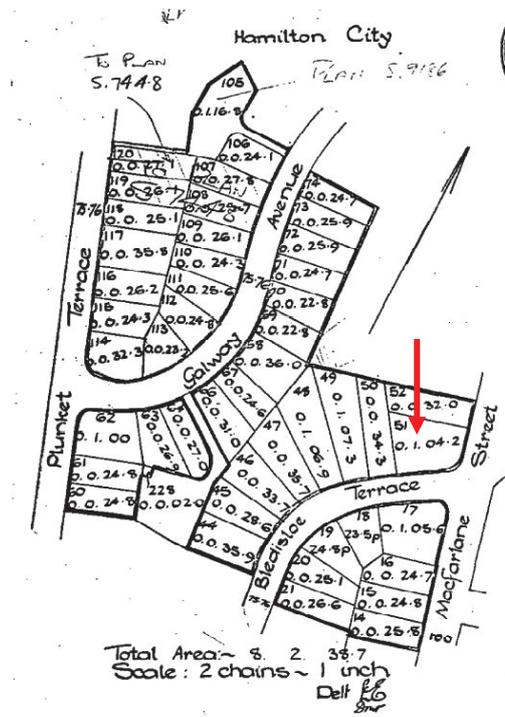


Figure 11: The development plan as shown on the 1958 CT. The subject site is indicated.

In the late 20th century the Hayes Paddock Development was given status as a Heritage Precinct by Hamilton City Council.

The duplex dwelling at 1 & 3 Bledisloe Terrace has been previously identified as being associated with Terence Phillip Vautier, a Hamilton architect, who may have been responsible for its design.¹⁰ No primary sources confirming the association with Vautier have been received or reviewed as part of this assessment.

The following information on Terence Vautier (Figure 12) is taken from research paper 'Modern as the Moment: The 1930s and 1940s Architecture of Hamilton's Moderne Architect, Terence P. Vautier', by Alice Morris, published in November 2019.



Figure 12: Terence Vautier, 1970.
Source: M.C. Vautier



Figure 13: The former 'Menzies' house on Victoria Street, designed by Vautier.
Source: McEwan, Ann, 'Memory Boxes, Waikato Times, 2015

Terence Philip Alfred Vautier (1905-1987) known as Terence P Vautier or Terry Vautier, was born in Hastings. His father, Charles Alfred Vautier (1869-1949), born in Napier, trained as an architect in the mid-1890s; designing a number of buildings in Hastings and Napier, including the Hastings Public Library and the Carnegie Library.

Vautier would have been about seven when the family moved to Hamilton. Although unclear where he first went to school, his latter primary years were spent at Southwell School. It is understood he started Hamilton High School in 1920 and attended the newly opened Technical School from 1921. In 1922, a seventeen year old Vautier was awarded an additional three years of free tuition at the Technical School. While there is no evidence confirming he took this opportunity; if he did, he would have completed his Technical School studies in 1925.

¹⁰ Archgen 754 - Research Project, A. Morris, 2019 p.65

This is a possibility as in 1928 Vautier registered on the Electoral Roll as a 'Draughtsman' and resided with his parents at 28 Liverpool Street, Hamilton...From the recollection of both Vautier's son, Michael Vautier, and nephew, Noel Vautier that Vautier entered into pupillage under the guidance of (his father) Charles Vautier (Registered Architect).

From the Chartered Association of Building Engineer's archival records, Vautier gained membership to its original organisation, the English Institute of Architects and Surveyors in 1931 and started applying the acronym A.I.A.A after his name; he was also an active member of the Institute's New Zealand branch during the 1930s. Between 1938 and 1940 he gained registration from England in accordance with the 1931 Architects Registration Act, permitting him to use the title "Registered Architect (England)". As Vautier did not obtain membership to an architectural organisation until 1931, it is assumed he worked under his father's guidance from 1928; following his registration that arrangement became a partnership with architectural plans titled 'Vautier and Vautier Architects and Structural Designers.

In 1935 Vautier married Margret Egan MacLean; they had two children: Michael (b:1935) and Judith (b:1936). They spent their entire working life, and the majority of their retirement in Hamilton. During Vautier's 40-year career he designed six homes for himself and his family, Vautier died on 6 March 1987 at the age of 81.

In May 1944, the NZIA prosecuted Vautier for contravening section 27 of the 1913 New Zealand Institute of Architects Act, citing Vautier for using the term 'registered architect', and in essence falsely advertising his services. Key to this case was membership to the correct architectural organisation.

When Vautier appeared in front of the Magistrate, the Court was advised that he had been a member of the Incorporation Association of Architects and Surveyors in England since 1931, allowing him to use the reference as 'A.I.A.A'; and in 1940 registered under England's 1931 Architects, as Vautier was not a member of the NZIA, in accordance with the NZIA Act only members of the NZIA had the right to use the term 'Registered Architect'. This case was widely reported at the time; those articles setting out the specifics of the case; identified as being only the third case brought before the Court.

In essence, this was an example of the sensitivities in which the architectural fraternity operated, and the continued approach NZIA took to "outsiders" within the wider architectural profession. It is questionable whether, at the local level, there was professional jealousy behind the case rather than the matter of membership. As although the archival information shows his 13 + years' architectural experience at that time included the designing of prominent buildings, examples of his architectural design skills and a design portfolio that included new homes, in the new residential areas of Hamilton for local businessmen, he did have to defend his expertise, training and right to be recognised as part of the architectural profession...although convicted and discharged after paying legal costs he continued to design buildings in Hamilton and the wider Waikato until his retirement 25 years later.

To date, twenty one dwellings and one commercial building have been identified as being designed by Vautier. All make a visual, social and design statement within their individual locations. These buildings reflect the architectural influences introduced to New Zealand during the late 1920s and mid-1950s.

Vautier's early work represents the time of transition in architecture and are examples of his architectural ability to adapt and adopt the emerging styles, fashion preferences, modern materials, and client wishes. They also provide a chronology of his architectural work and examples of his own growth of experience.

The most identifiable Vautier's designs from the 1930s and 1940s are Spanish Mission, Art Deco and Streamlined Moderne. However, it is acknowledged that he also designed in timber and tile, brick and tile in bungalow, weatherboard and modern styles depending on his client's requirements. It was between 1938 and 1947 that Vautier designed the identified sixteen dwellings, most on prominent sites in Hamilton's newer residential areas, including the cluster of homes in the vicinity of Fairfield Bridge. At that time this area was located in the Waikato County, but at the boundary with Hamilton Borough. This cluster, consisted of Spanish Mission, Art Deco, and Streamlined Moderne architecture and began to be constructed soon after the opening of the ferro-concrete arched Fairfield Bridge in 1937 with all being present by 1942.

The concentration and prominence of Deco and Moderne architecture, complimented by Spanish Mission and later styles post 1950s in this area, today provides a specific character and linkage with the historic development of Hamilton. Throughout Vautier's 40-year career he had constant work throughout the wider Waikato region; although there is no evidence that he repeated the concentrated cluster around Fairfield Bridge. In the 1950s and 1960s he designed substantial residential and rural residential dwellings as well as commercial buildings.

2. Physical Description

2.1 Setting - Site Description

The property is located on the corner of Bledisloe Terrace and Macfarlane Street, in the suburb of Hamilton East. The surrounding area is entirely residential. The building is easily visible from Macfarlane Street, but large trees obscure the building from Bledisloe Terrace. The site was subdivided in 1997 to create two separate lots - one for each side of the duplex residence - but the property size itself hasn't changed since the original establishment of the subdivision in 1939-1945.

2.2 Property Details

Legal Description: Lot 1 & 2 DPS 77276

Parcel ID: 4415123 & 4335535

Current Certificate of Title ref: SA61B/850 & SA61B/851

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 1 & 3 Bledisloe Terrace according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 1 & 3 Bledisloe Terrace was constructed in the Art Deco / Moderne architectural style. The basis for the Art Deco style was the principle of being 'true' to the building - to reveal the

building structure rather than disguise it. The style became popular in Europe following the great 'Exposition Internationale des Arts Decoratifs et Industriels Modernes' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WW2. The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance. The style also became popular for use in commercial buildings as well as residential dwellings.

The dwelling is single-storey structure which is split in half internally to create a duplex residence with a tenant living to either side. The duplex has a prominent corner position and large gardens at each side with curved concrete garden beds attached to the facades. The two sides of the building were originally a mirror image. There have been subsequent minor alterations over time.

The exterior of the building is clad in a textured plaster and has a flat roof. The building's form contains a combination of both curved and rectilinear forms, a common feature for Art Deco and Moderne buildings. The dwelling sits on a plastered concrete plinth and has a large brick chimney against its exterior wall, at either end of the two units. The chimney stacks are built in contrasting Huntly brick and stand out from the plastered monochrome facades. The doors are of timber with large glazing panes and light glazing bars whilst the windows are timber-framed casement style with smaller panes. A single projecting window head runs continuously around the building above the windows like a ribbon. The facades have embossed horizontal lines (in plaster) below the windows reflecting the horizontal line of the window head.

The building's architect and builder is currently unknown. However, it is possible that this Art Deco dwelling could have been designed by renowned T.P. Vautier, who designed a number of Art Deco residences in Hamilton. No primary evidence has been supplied from Hamilton City Council archives to support the Vautier derived design at the time of writing.¹¹

Should the connection to Vautier be confirmed at a later date via additional primary evidence becoming available, this could alter the individual criteria significance assessment for the dwelling.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion

¹¹ Archgen 754 - Research Project, A. Morris, 2019 p.65

b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: There are no known associations with organisations, groups, institutions, or activities. Association with T.P. Vautier as the architect of the building has not been confirmed at the time of writing.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The duplex dwelling at 1 & 3 Bledisloe Terrace has high significance with regard to historical patterns in the region. The property was established as part of the Hayes Paddock garden suburb redevelopment in 1939-1945, which has since been recognised as a heritage precinct for its historic values. The property demonstrates the social and economic effects of the time through the architectural styles adopted for a state house duplex.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: Due to its design, form, style, and ornamentation, the duplex dwelling at 1 & 3 Bledisloe Terrace is of high architectural significance as an example of a state house designed as a duplex residence in the Art Deco / Moderne style which is rare for the area and region.</p>
	<p>Level of Significance: Unknown</p>

<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Explanation: The architect and builder of the dwelling are unknown. However, it is possible that this Art Deco dwelling may have been designed by renowned T.P. Vautier, who designed a number of Art Deco residences in Hamilton. Association with T.P. Vautier as the architect of the building has not been confirmed at the time of writing.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as an example of a state house designed as a duplex residence in the Art Deco / Moderne style, an unusual occurrence within the area.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The dwelling appears to have moderate authenticity, retaining some of its original fabric and features with some modification also evident.</p>

<p>c. Context or Group Qualities</p>	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 1 & 3 Bledisloe Terrace has moderate significance for its setting as part of the Hayes Paddock garden suburb development in 1939-1945. The property was subdivided in 1997 to create two separate properties for each tenant, but the original lot 51 is still visible in the property boundaries. The building is also on a prominent corner setting which adds to the value of the place.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p> <p>Explanation: The place has no known landmark value.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and vernacular Art Deco architectural design in this part of Hamilton during the mid-20th century.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such</p>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, and setting, the duplex dwelling at 1 & 3 Bledisloe Terrace has</p>

<p>factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>moderate group value as one of a number of state houses built as part of the Hayes Paddock garden suburb development in 1939-1945.</p>
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d. Technological Qualities

<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 1 & 3 Bledisloe Terrace has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities

<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 1 & 3 Bledisloe Terrace is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>Level of Significance: None</p>

<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Explanation: The dwelling at 1 & 3 Bledisloe Terrace has no known cultural value.</p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the architectural design of state housing in the Hamilton area in the mid-20th century.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | High |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | None |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that the duplex dwelling at 1 & 3 Bledisloe Terrace be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan

Papers Past

Te Ara Encyclopedia of New Zealand

'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

CT SA20/294 (1880)

CT SA960/6 (1950)

CT SA1431/35 (1958)

CT SA7C/799 (1967)

CT SA61B/850 (1997)

DP 77276 (1997)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former C.L. Innes & Co Building, Meteor Theatre

1 Victoria Street, Hamilton Central, Hamilton



Figure 1: The building at 1 Victoria Street, currently the Meteor Theatre, formerly the C. L. Innes & Co. Building, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct. As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River - became established.



Figure 2: Victoria Street, 1870's.
Source: HCC Archives



Figure 3: Victoria Street, 1900.
Source: HCC Archives



Figure 4: Victoria Street, c.1919.
Source: HCC Archives



Figure 5: The Chief Post Office on Victoria Street, 1925.
Source: HCC Archives



Figure 6: Victoria Street, 1939.
Source: HCC Archives



Figure 7: Aerial of Victoria Street, 1939.
Source: HCC Archives

Charles Innes and Mary Jane Innes (Figure 9) originally had a brewery in Te Awamutu before relocating to Hamilton East after purchasing the lease for the Waikato Brewery in 1889. When this brewery was destroyed by fire in 1897¹ the Innes' relocated the business to the corner of Richmond Street (now Anzac Parade) and Tisdall Street (part of which became Victoria Street). This was the site of a soda factory that they had (reportedly) purchased in 1877 to supplement their Te Awamutu brewery.² An advertisement dated 15 April 1897 stated that the relocated brewery business would be combined with the soda factory under the name of "Waikato Brewery and Aerated Water Works."³

In 1899 Mary Jane's husband, Charles Innes, died while taking a bath in a vat at the brewery.⁴ She arranged a series of loans and used her own funds to pay off some of his debts and entered into a deed of partnership with her eldest son in 1900, Charles Lewis, who was an apprentice brewer in Auckland at the time.⁵ A new company was established - C.L. Innes & Co., Brewers and Aerated Water Manufacturers, Waikato Brewery, Hamilton.⁶ The new Innes Brewery is believed to have

¹ Digital NZ- 'Lady Brewer & Mooloo Beer' – a Digital Story

² Digital NZ

³ Digital NZ

⁴ Digital NZ

⁵ Digital NZ

⁶ Digital NZ

been constructed on the site of the soda factory in approximately 1900.⁷ Interestingly, this does not seem to accord with the Certificates of Title for the property, which show that the Waikato Hospital Board (formerly the District of Waikato Hospital and Charitable Aid Board) had owned this site, which was originally part of Section 59 Hamilton West, since at least 1894 (SA70/52). The site was subdivided into four leasable lots in 1904 (59A-59D). Leases for Lots 59B, C and D, on which the brewery was located, were purchased by Maurice Alfred Going in 1905.

In 1907, with the business in safe hands, Mary Jane relocated to Auckland, her work in securing the family business complete.⁸ Charles died in 1918 during the influenza pandemic, which left Frank – the younger son – to run the business alone.⁹ A large stone archway at the entrance to the Ferry Bank Reserve, opposite the Brewery, was erected in 1924 in Charles' memory.¹⁰

In the 1920s the business expanded to multiple locations across the North Island, including Taumarunui, Auckland, Waihi, and Te Aroha (Figure 10).¹¹ In 1930, with the business booming, a new front façade to the brewery building was constructed under Frank's direction in the popular Art Moderne style sweeping the country at the time (Figure 8).¹² Frank's two sons, Harold and Jack, joined the business in the 1930's and 1940's, resulting in three successive generations of family collaboration.¹³



Figure 8: The new façade to the Innes Brewery at 1 Victoria Street, c.1930's.
Source: HCL



Figure 9: Mary Jane Innes, undated.
Source: Te Ara

The company was restructured in 1948 to form Innes Industries Ltd., which resulted in the disestablishment of C.L. Innes & Co., which was subsequently split into two independent companies - the newly named Waikato Breweries Ltd and the soft drink operations.¹⁴ In 1960 the Innes family dedicated the area west of Hamilton Lake in memory of their late father Charles

⁷ <http://themetedor.co.nz/about/themetedorstory>

⁸ Digital NZ

⁹ Digital NZ

¹⁰ Digital NZ

¹¹ Digital NZ

¹² Digital NZ

¹³ Digital NZ

¹⁴ Digital NZ

Senior.¹⁵ This once swampy area had been named “Innes Park” in 1956 and it officially became known as Innes Common in 1960.¹⁶

In 1962, Innes Industries Ltd. amalgamated with L. D. Nathan and Oasis Industries Ltd was formed - Harold Innes became the first managing director.¹⁷ The use of the building as a brewery ceased when Waikato Breweries sold the building in the 1960's.¹⁸ An end of an era took place in the early 1970s when the last of the Innes family left the company and the shares of the company were transferred in totality to NZ Breweries in 1974.¹⁹



Figure 10: Another of the Innes' Breweries, 1935.
Source: HCL, ID: HCL_09294



Figure 11: Aerial showing the Innes Brewery with a distinct sawtooth roof, 1955.
Source: Whites Aviation



Figure 12: Two men sit on a horse-drawn C. L. Innes & Co. cart, possibly Charles Jnr. and Frank – the sons of Mary Jane and Charles Snr – who would come to inherit the company, 1915.

Source: HCL, ID: HCL_10650



Figure 13: Aerial of the C.L. Innes & Co company premises, 1955.

Source: Whites Aviation

¹⁵ Digital NZ

¹⁶ Digital NZ

¹⁷ Digital NZ

¹⁸ <http://themetor.co.nz/about/themetorstory>

¹⁹ Digital NZ

The site on which the building is located was surveyed for a new subdivision in 1968 (DPS 12797). The building then became known as 'Skateworld' – a skating rink and music venue in the 1970's-1980's, and in the 1990's – as interest in theatrical groups and performances was increasing in Hamilton – the building was purchased by Hamilton City Council and converted into The Meteor Theatre.²⁰ As costs rose and usage declined, the Council began looking to sell the facility and a group made up of members of the theatre community banded together in 2012 under the name of the One Victoria Trust.²¹ Numerous newspaper articles and social media initiatives were launched to 'save the Meteor', indicating its social and cultural significance to a considerable number of Hamiltonians.²² In 2014, the Meteor Theatre was gifted to the One Victoria Trust by Council.²³ In 2016 the building underwent significant earthquake strengthening and reopened in 2017 as a fully-functioning facility.²⁴

Mary Jane Innes was inducted into the NZ Business Hall of Fame on 31 July 2013 in recognition of her entrepreneurial and leadership skills in a 'male-dominated' brewing industry at the time.²⁵ The Innes48 Hours Business Start-Up Competition was also established in her honour – an annual event where fifteen teams compete to turn their fledgling idea into a viable business.²⁶

2. Physical Description

2.1 Setting - Site Description

The former C.L. Innes & Co. brewery is located at the corner of Victoria Street and Anzac Parade, opposite the Ferrybank Park and the Victoria Bridge, in the city centre. The building is built up to the road edge and is therefore easily visible with elevations to both Victoria Street and Anzac Parade. The surrounding area is a mixture of commercial, recreational, and governmental premises. The place is currently known as the Meteor Theatre.

2.2 Property Details

Legal Description: Lot 1 DPS 12797

Parcel ID: 4338738

Current Certificate of Title ref: SA10C/928

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 1 Victoria Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

²⁰ <http://themetor.co.nz/about/themetorstory>

²¹ <http://themetor.co.nz/about/themetorstory>

²² Drummond, Joshua. 'Hey HCC, It's Time To Save The Meteor – Seriously', 2013

²³ <http://themetor.co.nz/about/themetorstory>

²⁴ <http://themetor.co.nz/about/themetorstory>

²⁵ Digital NZ

²⁶ Digital NZ

2.4 Description of Building or Structures

The façade to the building at 1 Victoria Street was constructed in 1930, in a combination of the Art Deco and Moderne styles known as Art Moderne. The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great '*Exposition Internationale des Arts Decoratifs et Industriels Modernes*' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WWII. The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance. The style also became popular for use in commercial buildings as well as residential dwellings.

Since its conversion into a theatre, the exterior of the building has changed superficially, but retains its Art Moderne proportions and the majority of its aesthetic features. The elevation to Anzac Parade has two bands of windows, the lower band of larger windows being articulated with a straight eyebrow canopy.

The elevation to Victoria Street retains the ribbon windows with glass blocks, although a door has been added at one end. The entrance steps and ramp, entrance doors and adjacent full height glazing have been replaced but are not overly dissimilar to the original. The distinctive curved corner with multi-paned windows has been retained, although the tiled planter in front of the window has been removed.

The windows of the first floor that are set back from the Anzac Parade elevation appear to have been changed, but these are not highly visible. The relative austerity of the exterior has been somewhat lost by the introduction of different colours, but this could be easily reversed. Overall, the clean lines achieved by the original design, including the parapet, which gives the appearance of a flat roof, and the narrow, linear eyebrow canopies, are still strongly evident. Even the loading dock remains in its original location, although it appears that the building has been extended slightly to the northwest.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: High</p> <p>Explanation: <i>The place has high associative value for its connection to the well-known Innes family and their highly successful brewery business; and to Mary Jane Innes in particular. The Waikato Hospital Board (formerly the District of Waikato Hospital and Charitable Aid Board) also have a connection to the place as the land owners from 1894-1996, but this is not widely known.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. The property was established as a brewery in the late 1800s and then upgraded in the 1930s in an architectural style of the time. The brewery was then converted into a theatre in the late 20th century, illustrating a common theme of adaptive reuse of industrial premises for other commercial pursuits.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p> <p>Explanation: <i>The building has high architectural significance as a good example of a 1930s commercial building designed in the Art Moderne style. Although it has been altered, its overall form, scale, and stylistic elements remain intact including the window layout and the majority of the joinery, the horizontal canopies, the flat roofs, and the curved corner, all of which are Art Moderne features.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p> <p>Explanation: <i>Neither the architect nor the builder of the structure are known. It is likely that an architect was involved in the design of the facades installed in 1930 given the style and execution.</i></p>

<i>place enlarges understanding of their work.</i>	
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	<p>Level of Significance: High</p> <p>Explanation: <i>The place has moderate rarity value for its authentic 1930's commercial exterior executed in the Art Moderne style. Few well executed and relatively unmodified examples of Art Moderne commercial buildings remain. The fact that the building was originally a brewery adds to that rarity.</i></p>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	<p>Level of Significance: High</p> <p>Explanation: <i>Although some modification has occurred, the majority of significant features of the building remain from the time of its construction. Where changes have occurred, these have been carried out with relative sensitivity and/or could be easily reversed.</i></p>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	<p>Level of Significance: High</p> <p>Explanation: <i>The property has high significance for its setting, on the corner of two prominent streets at the southern end of the Hamilton CBD. This part of Hamilton has changed over time, as commercial premises have come and gone, but Ferrybank Park, immediately opposite the building, has remained, and there is an important association between the building and the Innes Memorial Arch that leads into Ferrybank Park.</i></p>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate landmark value as a highly visible and relatively well-known building at a prominent intersection in the central city.</i></p>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design on commercial buildings in this part of Hamilton during the early 20th century.</i></p>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which,</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate group value as one of a number of places and structures associated with the Innes family, other places being Innes Common, and the Innes Memorial Arch located in Ferrybank Park opposite the brewery.</i></p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Low
	Explanation: The place has low technological significance for its use of materials and construction methodologies which were standard for the time period. It is highly unlikely that any material from the buildings' use as a brewery has long since been removed when it was converted into a theatre.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: High
	Explanation: Although the place is not registered on the ArchSite database, the brewery was known to have been established prior to 1900 and the place therefore has high archaeological value.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or	Level of Significance: High
	Explanation: The place has high cultural value for multiple phases of its occupancy which involved the public in varying ways. The brewery, while in operation, would have been well known by the public and would likely have played host to many local and visiting businessmen. The

<p>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>building also appears to have been popular during its time as 'Skateworld' in the 1970's and 1980's. The building has considerable cultural value in its current role as a theatre, evidenced by the initiatives to save the building in the 2010's and the eventual creation of the One Victoria Trust to spearhead the movement.</p>
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<h3>g. Scientific Qualities</h3>	
<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the early 20th century, and also to the establishment and development of the brewing industry in the late 19th and early to mid-20th century.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

- | | |
|--|----------|
| a) Historic Qualities: | High |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Moderate |
| f) Cultural Qualities: | High |
| g) Scientific Qualities: | Moderate |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to

be of value locally or regionally. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that 1 Victoria Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources

Alexander Turnbull Library Archives
Digital NZ
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA70/52 (1894)
CT SA426/42 (1925)
CT SA10C/928 (1969)
DP 3337 (1904)
DP 12797 (1968)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former United Evangelical Church

2 Bettina Road, Fairfield, Hamilton



Figure 1: The former United Evangelical Church building at 2 Bettina Road, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The wider area known as ‘Five Cross Roads’ refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Claude (Figure 4); the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860’s and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³

Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the “Claudelands Syndicate”, consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² Miropiko Reserve Management Plan, HCC (2001)

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ “Claudelands Bush”, Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.



Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives



Figure 3: A&P show at the Claudelands Showgrounds, 1912.
Source: HCC Archives

Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge (Figure 5), built from reinforced concrete in a bowstring design across the Waikato River in 1937.

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>



Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



Figure 5: Construction workers on the Fairfield Bridge, c.1936.
Source: Waikato Library Archives

Bettina Road is not included on the 1879 map of Claudelands, being located slightly to the north of Boundary Road which was the far northern edge of the established area at the time (Figure 2). The oldest record for the property is an 1884 Crown Grant which shows that Francis Richard Claude owned a large section of land to the north of the established Claudelands area - bounded by the Waikato River to the west and Boundary Road to the south (SA34/250). A decade later in 1894, Claude had sold the land to Harriet Edmonds (SA71/90). Another decade later in 1904, a smaller section of Edmond's estate on the edge of the Waikato River was owned by Augustus Frederick Chamberlain, farmer (SA121/298). Over the next ten years Chamberlain proceeded to subdivide the land and sell sections off individually. In 1913, a section of his land was in the ownership of H. Pallridge who commissioned a survey plan to create Bettina Road (Figure 8).

In 1914, Lots 1 and 2 at the corner of Bettina Road and Heaphy Terrace were sold to Edgar Aldrich Bryant, butcher (SA220/242). The land changed hands a number of times over the next decade until eventually the two Lots were purchased by the Cochrane family. A survey plan was undertaken in 1921 for the Cochrane's, which subdivided the corner site into multiple smaller lots. Lot 1 was then sold to Alexander Adam Murray, minister of Auckland, William Perry, minister, and John Archibald Cochrane, factory manager, in 1923 (SA384/155). The three men, representatives of the church, immediately took out a mortgage to fund the construction of a new church building on the site. Historic newspaper articles indicate that a new church building, called the United Evangelical Church, held its first services on the 16th December in 1923.¹⁰ The article states that the church was mostly constructed using volunteer labour, the land was donated by Mr. J. A. Cochrane, and that a 'Mr. McDonald' drew the plans free of cost.¹¹ However, plans sourced from historic image archives indicate that the plans for the building were in fact drawn up by well-known architect Frederick C. Daniell (Figure 9).

An article dating to a year and a half later illustrates the transfer of the church to the Methodists:

¹⁰ 'Evangelical Church - New Building Opened', *Waikato Times*, Volume 96, Issue 15870, 17 December 1923

¹¹ 'Evangelical Church - New Building Opened', 1923

"The United Evangelical Church, which was built some 18 months ago, has had a varied and trying experience. It has had three or four men appointed as preachers or leaders of the cause, but it has not advanced as they had hoped, so the officers purposed to dispose of the church property. They made an offer of the church as it stood to the Methodists, who...decided to purchase the same, with its present liabilities on the property. This has been agreed by the United Evangelical Church, so the church now belongs to the Methodist Church."¹²

A 1991 survey plan shows that the Methodist Church increased their land holdings to the south of the corner site and that a kindergarten and a hall were erected. The church remains in the ownership of the Methodist Church.

Interestingly, historic aerial imagery shows the corner of the site as being unoccupied or in 1943 and 1948 (Figure 6). The church building is seen further to the south. In the 1953 aerial the church is visible on the corner of the plot and the previous position now occupied by the Wesley Methodist Hall. (Figure 7), confirming that the building was moved onto the site from its original location, though no historic newspaper articles provide evidence of this relocation.



Figure 6: The subject site with church building evident (highlighted red), 1948.
Source: Retrolens



Figure 7: The subject site with church building evident to the corner position (highlighted red), 1953.
Source: Retrolens

¹² 'Methodist Progress - Church at Claudelands', *Waikato Times*, Volume 99, Issue 16627, 19 October, 1925

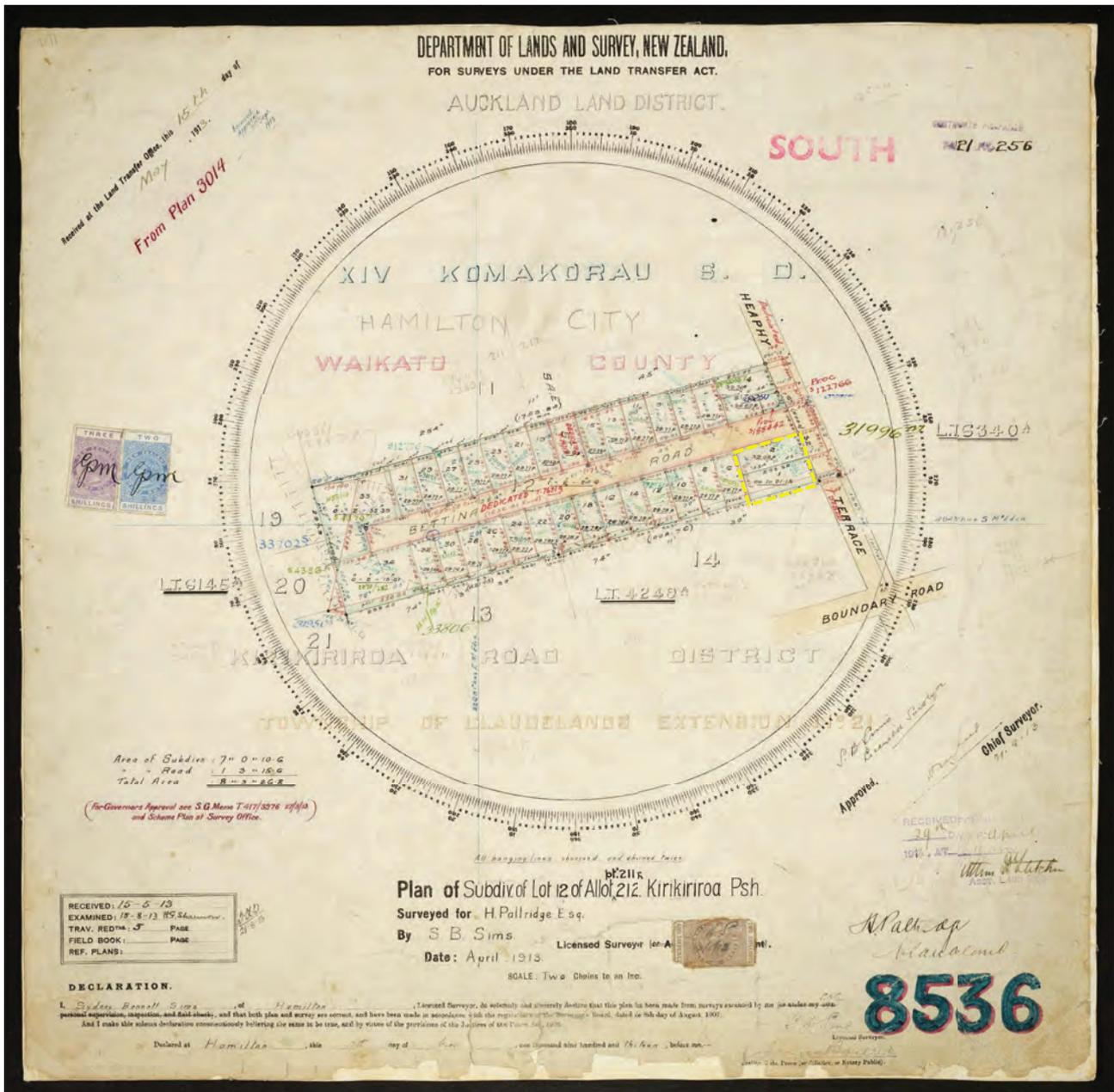


Figure 8: 1913 survey plan showing the subdivision of newly created Bettina Road. Lots 1 & 2, which would become the site of the United Evangelical Church, are indicated.
Source: LINZ, DP: 8536

Frederick (Fred) C. Daniell is an architect of significance to Hamilton and the Waikato region, one of the earliest architects to practice there during the early decades of the 20th century. His prolific output included designs for residences as well as shops, commercial premises, churches, farm buildings and dairy industry buildings. Daniell was born in Wales and came to New Zealand as an infant in 1879. His father Charles operated a large timber mill in Masterton. Fred Daniell was educated at Wellington College and worked in his father's business before managing another sawmill.

In 1908 Daniell established a practice in Hamilton, where he opened an office in the Waikato Times Building. At various times he was in partnerships with local architects J. Anderson (1912), T.S. Cray (1914-17) and T.Y. Lusk (1920-26). Daniell became a member of the New Zealand Institute of Architects in 1915 and, having helped to establish the South Auckland Branch of the NZIA, became its first secretary in 1923-7.

Among the many buildings he designed in Hamilton, Daniell is best known for Wesley Chambers, 1924 (H37 and NZHPT Category II Register # 5301), St Andrew's Presbyterian Church, 1914 (H31), St Paul's Methodist Church (H61), and his own home 'Ingleholm' at 11 O'Neill Street, 1911 (H63).

Despite the evident success of his Hamilton practice in the 1910s and early 1920s, financial pressures saw Daniell and his family move to their farm at Te Mawhai, south-west of Te Awamutu, during the mid-1920s. In 1935 he returned to Masterton and resumed his architectural career. Here Daniell was also involved in community and local body affairs, serving on the boards of Wairarapa College and the Electricity and Catchment Boards. Daniell's Masterton practice was continued by his son Trevor after his death in 1953. Throughout his life he was closely associated with the Methodist Church.¹³

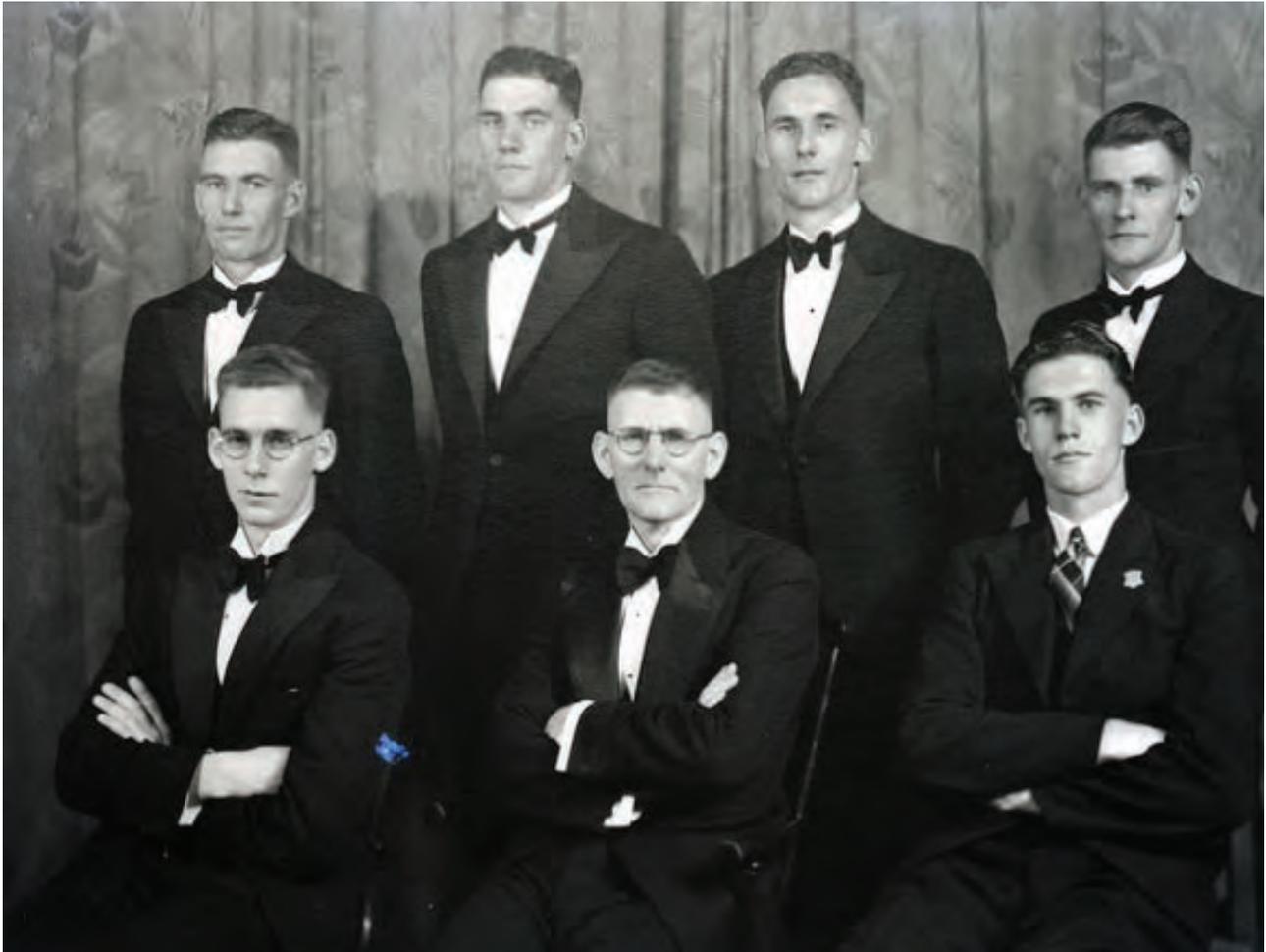


Figure 9: F.C. Daniell (centre bottom) & his six sons, 1939.
Source: Masterton Archives

¹³ Hamilton City Council Heritage Inventory Record Form, St Paul's Methodist Church (H61)

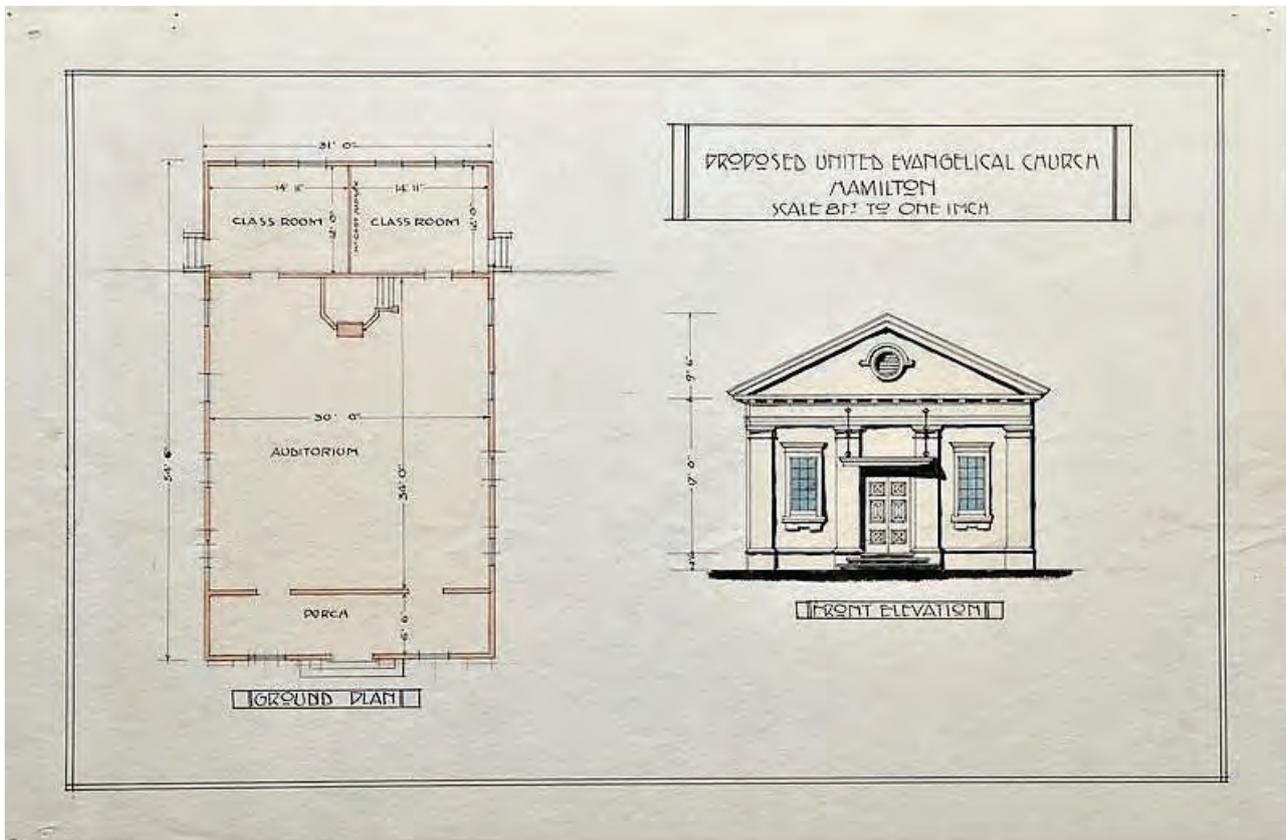


Figure 10: Plans for the United Evangelical Church, drawn by Frederick Daniell.
Source: Waikato Museum, ID: 1984-7-268

2. Physical Description

2.1 Setting - Site Description

The church is located at the corner of Bettina Road and Heaphy Terrace, in the suburb of Fairfield. The surrounding area is a mix of residential and commercial premises. The building is visible from the street, though large trees to the main elevation of the building partially obscure it from the street. The site has been subdivided in the 1990's.

2.2 Property Details

Legal Description: Lot 1 DPS 60217

Parcel ID: 4320672

Current Certificate of Title ref: SA49A/855

2.3 Existing Listing/Scheduling Status

The church is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 2 Bettina Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place

known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The former United Evangelical Church at 2 Bettina Road is a vernacular take on the neoclassical architectural style, with elements of the Tuscan and Doric orders. The building is rectangular in plan, all with timber-frame and timber mouldings used in construction, and clad in a combination of rusticated weatherboards (front elevation) and bevelled weatherboards (side and rear elevations).

The building has a gabled roof form, clad in pressed metal sheets designed to replicate roof tiles.¹⁴ The front elevation has a central circular vent to the tympanum of the pediment, which replicates a classical oculus window. The tympanum is clad with rusticated weatherboards. Below the pediment cornice there is a plain modillion course. Below the frieze are lightly moulded pilasters.

A smaller gabled porch sits at the front of the building, with classically designed double-leaf timber doors with raised moulded panelling. The porch is clad with bevel backed weatherboards in contrast to the main elevation and has a small faux modillion course with projecting gable. To either side of the porch there is a single double-hung sash window with a deep window head mould. Steps and handrails to the porch are from the 1950's when the building was repositioned. The porch is likely to be a later addition due to it cutting through the main façade pilasters, and the varying design style to the main elevation as well as that the porch not being depicted on the original plans. The front door may be original and repositioned at the construction of the porch.

Each of the side elevations of the main building feature four rectangular timber-framed double-hung sash windows with a toplight to each. The side elevation windows have vertical battens running from ground to eaves, some of these sections have been lost.

A lean-to has been constructed at the rear of the church, which includes a louvered window and Georgian wired glass panes to the access door, and which is likely to date from the 1950s when the church was moved to its current position. Another later smaller lean-to has been constructed to the eastern side of the church forming a porch with a ramp access.



Figure 11: The building as viewed from the street.



Figure 12: Side elevation of the building.

¹⁴ Some versions of mastic or bitumen based Pressed Metal Roof Tiles produced prior to the early 1980s contain Asbestos or Asbestos Containing Material (ACM)

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The former United Evangelical Church building has moderate associative value for its connection to architect Frederick Daniell, a well-known and respected architect responsible for a number of high-profile buildings in the region.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance with regard to historical patterns in the region. The church was constructed in the early 20th century to provide services for a growing religious community, a popular historical theme in the early 20th century.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its design, form, style, and ornamentation, former United Evangelical Church building is of moderate architectural significance as an example of a vernacular interpretation of the neoclassical architectural style within Hamilton.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The former United Evangelical Church was designed by Frederick Daniell, a prominent architect who constructed a number of notable buildings across the region in the early 20th century.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an example of a church building constructed in a vernacular interpretation of the neoclassical architectural style. Although a common building typology at the time, it is now an uncommon example within the area of Hamilton.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The church has moderate integrity, retaining much of its original heritage fabric and features, although with some modification evident.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance for its setting on a prominent corner site. It is clear from aerial images that the church was moved onto the present position although still within the overall same setting. The current later setting is more highly visible to the surrounding area.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance as a local landmark as a well-known historic building on a</p>

	<i>prominent corner site which is likely recognised by the local community.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century. The building formed part of the neighbourhood development in the 1920s and has continued in use as a religious building since its completion.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: <i>Due to its age, appearance, style, and setting the church has some group value as one of a small number of early 20th century religious structures spread across Hamilton which was constructed to serve the needs of the developing area.</i>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: <i>The church has low technological significance for its use of standard materials and construction techniques for the time period.</i>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: <i>The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</i>

<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The church is not listed as a historic place with HNZPT.</p>

<p>f. Cultural Qualities</p>	
<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The church has high cultural value as a place of religious worship which has served the local community for almost a century continuously. The place is held in high esteem by the local community, and it contributes to a sense of shared identity in the area.</p>

<p>g. Scientific Qualities</p>	
<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the history and architectural development of religious buildings in this area of Hamilton in the early 20th century.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	High
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that the former United Evangelical Church building at 2 Bettina Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

CT SA34/250 (1884)
CT SA71/90 (1894)
CT SA121/298 (1904)
CT SA220/242 (1914)

CT SA384/155 (1923)

CT SA49A/855 (1991)

DP 79 (1879)

DP 8536 (1913)

DP 15012 (1921)

Hamilton City Council Heritage Inventory Assessment Form Draft

2 Clifton Road

Hamilton Central, Hamilton



Figure 1: Arts and Crafts styled residence at 2 Clifton Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the ‘spine’ of the CBD which was an early commercial hub from as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct. As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century.



Figure 2: Victoria Street, 1870's.
Source: HCC Archives



Figure 3: Victoria Street, 1900.
Source: HCC Archives



Figure 4: Victoria Street, c.1919.
Source: HCC Archives



Figure 5: The Chief Post Office on Victoria Street, 1925.
Source: HCC Archives



Figure 6: Victoria Street, 1939.
Source: HCC Archives



Figure 7: Aerial of Victoria Street, 1939.
Source: HCC Archives

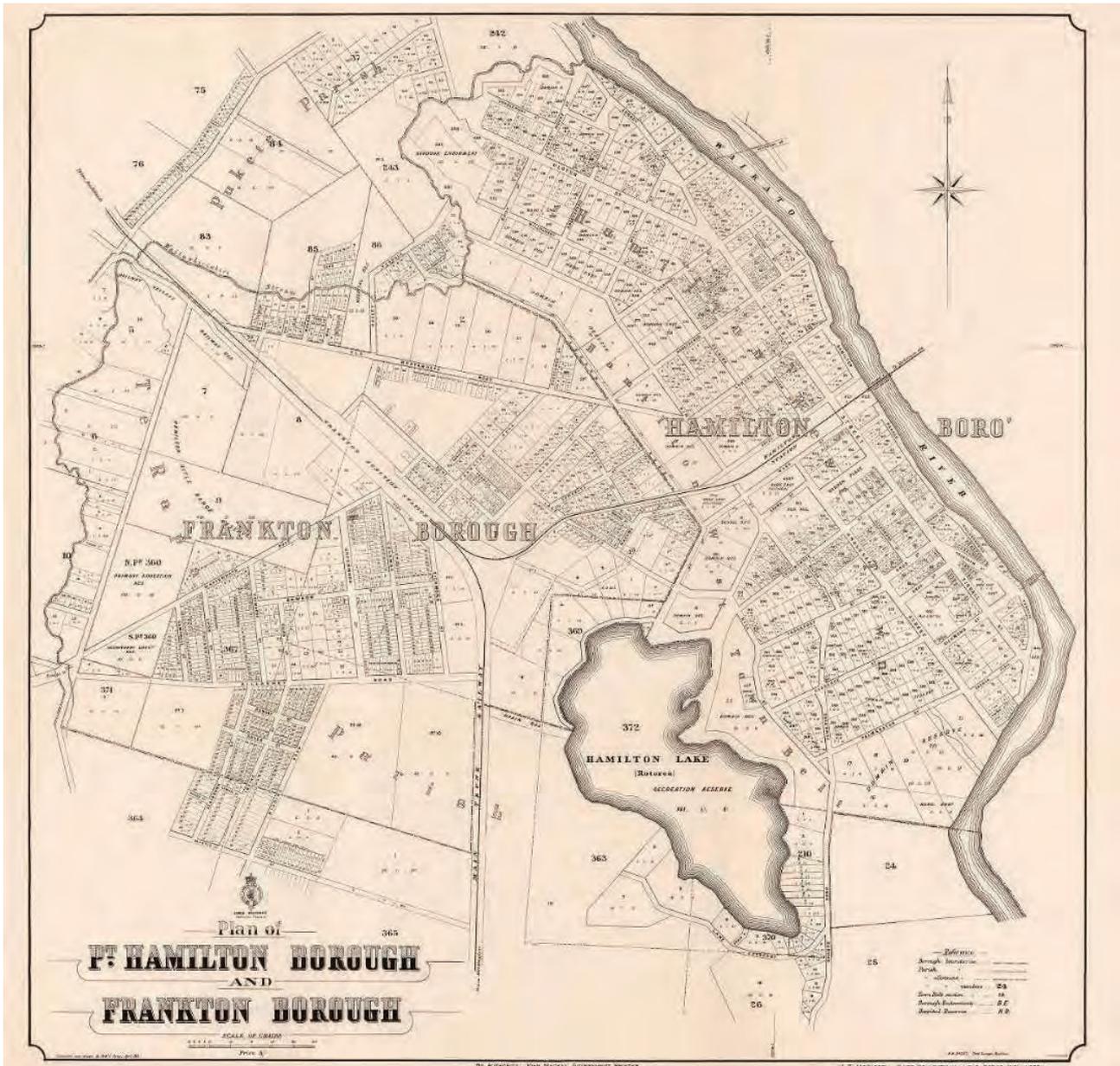


Figure 8: Map of Frankton and the central section of Hamilton City, 1913.
Source: HCC Archives

The earliest available record of the property is an 1876 Crown Grant (SA12/219) to Thornton Howe, storekeeper, of a strip of land on the western side of the Waikato River. In 1892, Howe conveyed the southeastern section of the original property to Robert John Gwynne, Clerk (SA64/238). Gwynne then sold the property to James Ingram in 1912, with the exception of a small strip of land in the centre of the plot (SA201/164).

Ingram once again subdivided the property and conveyed the most southeastern section - at the intersection of Rostrevor Street and Clifton Road - to James Treloar, engineer, in 1915 (SA238/5). Historic newspaper archives indicate that Treloar was, for a time, the President of the Waikato Winter Show Association. More than 150 recorded instances of Mr Treloar's name being published in the local newspapers, indicate his importance to the area at the time.

Treloar split the section into two and a new Certificate of Title was created in 1924 for the southwestern section which would eventually come to encompass 2 Clifton Road (SA389/278). The property was conveyed via transmission in 1945 to a legal trust following Treloar's death (1939),

and then immediately transferred to Francis Dewsbury Pinfold later in 1945. It appears as though Pinfold then progressively subdivided the site into smaller and smaller lots, selling them off but keeping the corner site to himself. Pinfold still held the Certificate of Title for the property in 1973 (SA15B/1328) but it was soon conveyed via transmission following his death in 1976. A number of other conveyances occurred in late 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, it is most likely that the dwelling at 2 Clifton Terrace was constructed during Treloar's ownership, between 1915 and 1945 when the property was sold to Pinfold. An estimated date of construction based upon the construction type and detailing plus condition would be circa 1925.

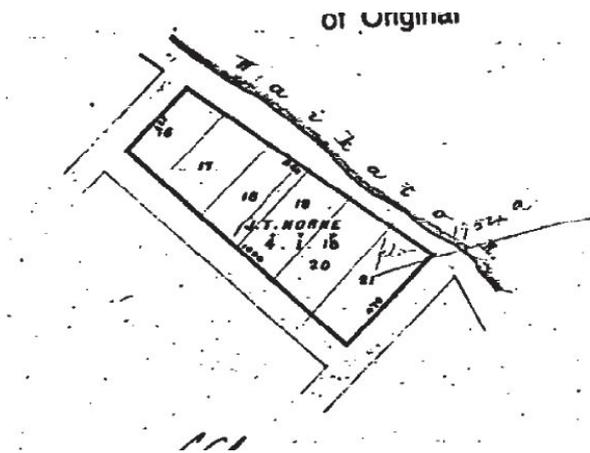


Figure 9: The section of land owned by How in 1876.
Source: SA12/219 (1876)

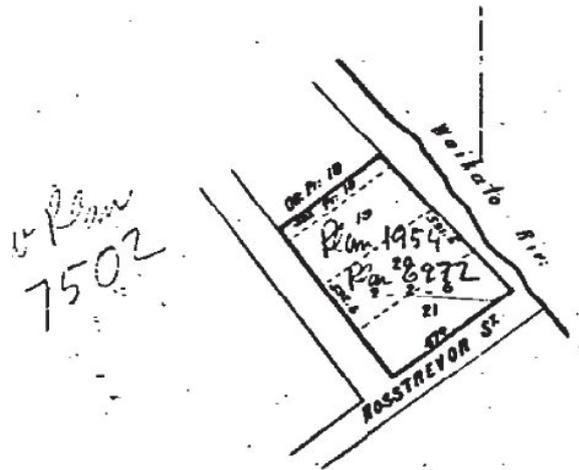


Figure 10: The section of land owned by Gwynne in 1892.
Source: SA64/238 (1892)

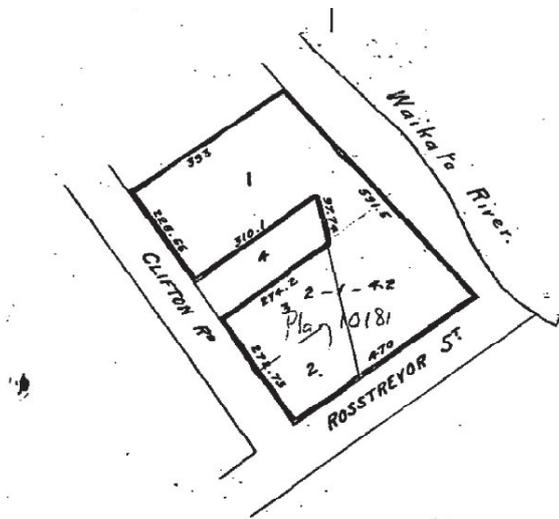


Figure 11: The section of land owned by Ingram in 1912.
Source: SA201/164 (1912)

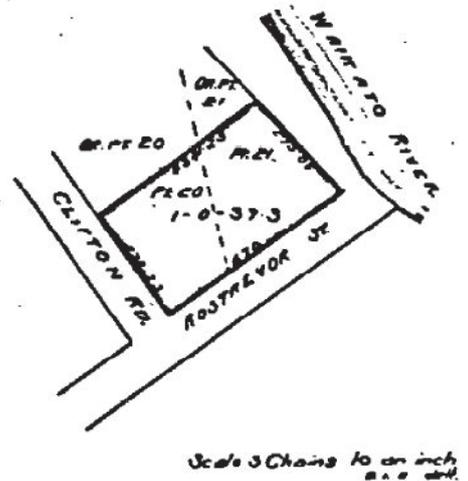


Figure 12: The section of land owned by Treloar in 1915.
Source: SA238/5 (1915)

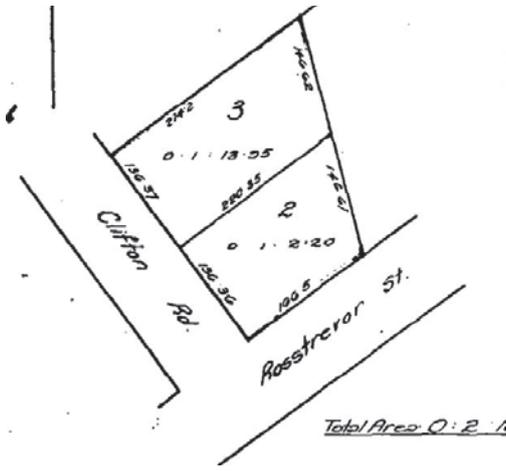


Figure 13: The section of land owned by Treloar in 1924.
Source: SA389/278 (1924)

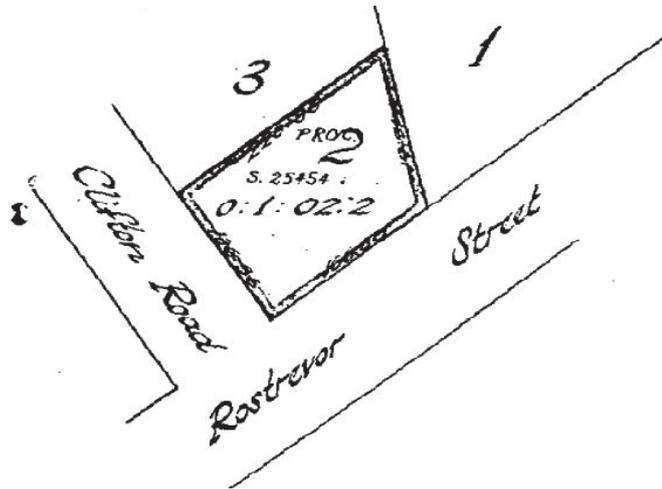


Figure 14: The section of land owned by Pinfold in 1945.
Source: SA847/208 (1945)

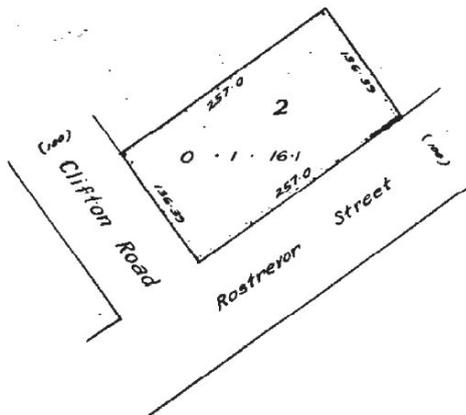


Figure 15: The section of land owned by Pinfold in 1952.
Source: SA1026/64 (1952)

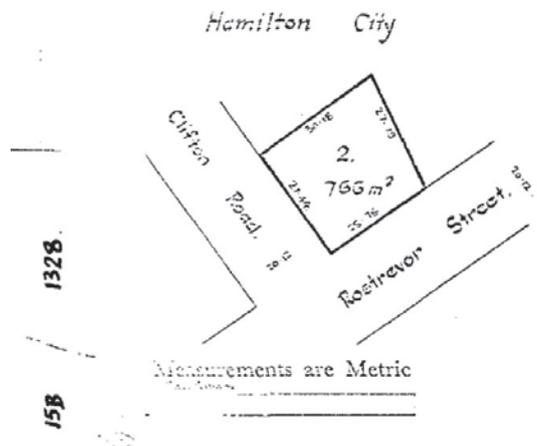


Figure 16: The section of land owned by Pinfold in 1973, the current site of the property at 2 Clifton Road.
Source: SA15B/1328 (1975)

OBITUARY

MR JAMES TRELOAR

The death occurred yesterday of Mr James Treloar, of Hamilton, aged 85 years.

Born in Cornwall, England, the late Mr Treloar as a young man went to Preston, near Manchester, where he was engaged in engineering. He came to New Zealand about 32 years ago to join his sons and after spending five years in Thames he moved to Hamilton. Mrs Treloar died about 10 years ago. The late Mr Treloar is survived by two sons and one daughter. They are Messrs James Treloar and Seymour Pope Treloar (Hamilton) and Mrs J. D. Clark (Hamilton). There are six grandchildren and one great-grandchild.

Figure 17: James Treloar's obituary, 1939.
Source: Waikato Times, 1939



Figure 18: Aerial of 2 Clifton Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The site is located at the corner of Clifton Road and Rostrevor Street in Hamilton Central, just southwest of the Waikato River. The surrounding area is a mix of residential and commercial buildings. The building is visible from the street and is a landmark of sorts, being located on a prominent corner site. Some vegetation to the perimeter of the buildings shelters it from certain vantage points.

2.2 Property Details

Legal Description: Lot 2 DPS 17287

Parcel ID: 4409334

Current CT: SA15B/1328

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 2 Clifton Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Building constructed in this style were often grand in scale and built for the wealthy.

The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail.

Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys.

2 Clifton Road has many Arts and Crafts features, including steeply pitched roofs with Marseilles tiles, half timbering to the gable ends, tall chimneys, and use of a decorative splash-coat stucco render to the exterior which is painted white.

The windows are timber framed throughout with lozenge glazing panes and supporting lead comes. Larger windows have projecting timber sills. There are decorative and coloured lead light windows to the ground floor. The upper floor has a projecting bay to the front elevation, supporting by plain timber supports creating a robust porch over the main entrance. Door-ways have clay tiled and tiered thresholds.

Along with faux half timbering and other Tudor detailing, the front elevation incorporates French windows with a canopy roof which is supported on large timber brackets. The French doors are offset to the centre line of the gable above which may have been done to create a hand crafted or narrative appeal to the elevation.

The side door to the property is not restored and has handmade dagger hinges which may be original. To the north west of the property is a large more modern extension. The garage to the south is also of later construction.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Moderate
	Explanation: <i>The place has some historic significance for its connection with James Treloar, a well-known individual in the Hamilton community at the time.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes,</i>	Level of Significance: Moderate
	Explanation: <i>2 Clifton Road has moderate significance with regard to historic patterns in the region. The property was subdivided from a larger lot, as was common practice in the early to mid-1900's and was then sold off in smaller individual lots whereby owners would build dwellings in</i>

social or economic trends and activities.	the style of the time. The property also demonstrates the popularity of certain architectural styles at the time of its construction within Hamilton.
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b. Physical/ Aesthetic / Architectural Qualities

<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: 2 Clifton Road is of moderate architectural significance as a good example of the Arts and Crafts style. The building has all the hallmarks of the style, including steeply pitched roofs with Marseilles tile cladding, half timbering, and a stucco rendered exterior painted white.
<i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: Neither the architect, nor the builder, of the dwelling are known.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: 2 Clifton Road is a good example of the Arts and Crafts architectural style, which appears to be largely unmodified, giving it high rarity value.
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: Moderate
	Explanation: 2 Clifton Road appears to have moderate authenticity and seems not to have been extensively modified. The extension to the north east reflects changes made for subsequent occupants; however this has a low impact on the overall integrity of the original dwelling.

c. Context or Group Qualities

<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property was subdivided from a larger lot, as was common practice in the early to mid-1900's, however the property at 2 Clifton Road has moderate setting significance locally due to its siting on a prominent corner.

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property at 2 Clifton Road has some landmark significance locally due to its siting on a prominent corner. The property is visually distinctive.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the established built character of the street. It provides evidence of bespoke residential development in this part of Hamilton. The place has moderate continuity value for its contribution to the character of the street and surrounding local area.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: High</p>
	<p>Explanation: Due to its age, appearance, style, and setting 2 Clifton Road has high group value as one of a small number of remaining Arts and Crafts dwellings in the Hamilton area.</p>

d. Technological Qualities

<p><i>i. Technological -</i> The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 2 Clifton Road has some technological significance for its standard craftsmanship and use of materials for the time period in which it was constructed.</p>

e. Archaeological Qualities

<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>

<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 2 Clifton Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling at 2 Clifton Road has no known cultural value.</p>

g. Scientific Qualities

<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the design and construction of Arts and Crafts residential dwellings in the early to mid-20th century.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	High
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	None
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 2 Clifton Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA12/219 (1876)
CT SA64/238 (1982)
CT SA201/164 (1912)
CT SA238/5 (1915)
CT SA38/279 (1924)
CT SA847/208 (1945)

CT SA1026/64 (1952)

CT SA15B/1328

Hamilton City Council Heritage Inventory Assessment Form Draft

2 Kitchener Street

Claudlands, Hamilton



Figure 1: Residence at 2 Kitchener Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

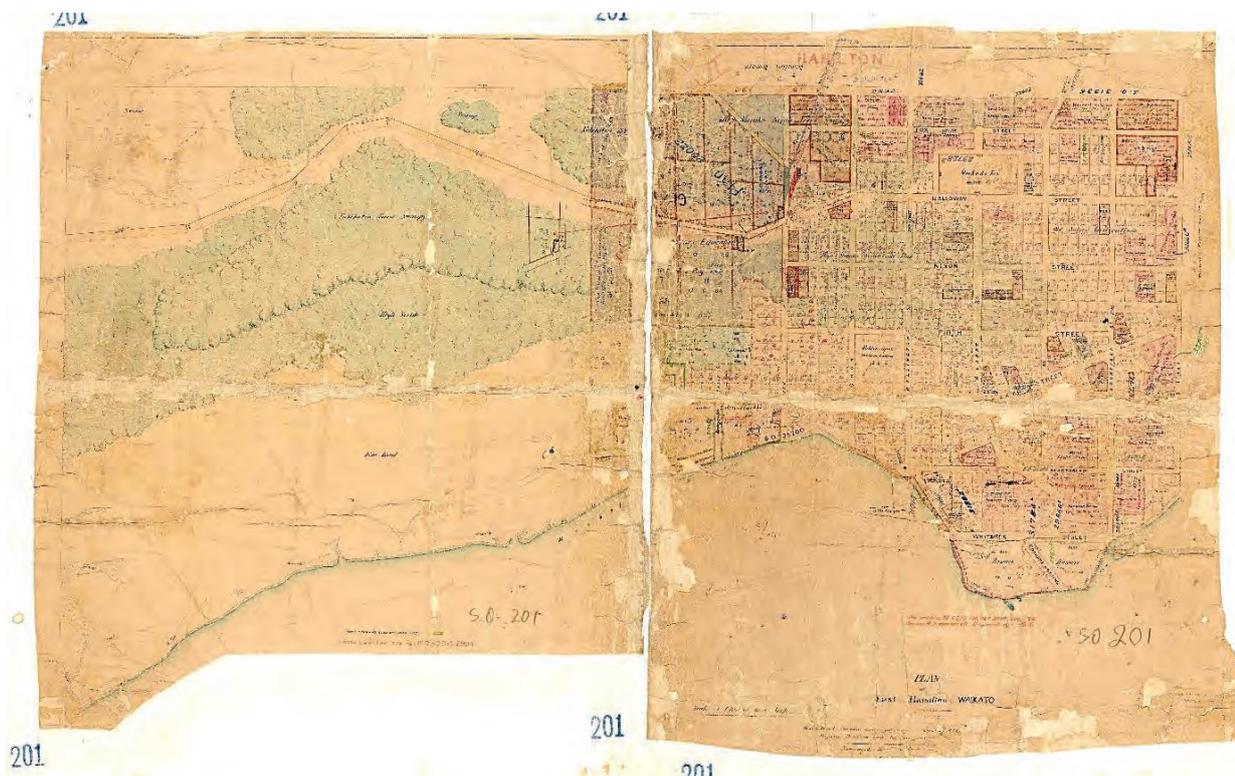


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.⁹ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.¹⁰ Claude subdivided most of the land in 1878.

Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.¹¹ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.¹² A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.¹³ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.¹⁴ On October 27, 1892, the first A&P show was held at the grounds.¹⁵ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

⁹ Miropiko Reserve Management Plan, HCC (2001)

¹⁰ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹¹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹² "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

¹³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

the town centre, and a Rail Station was built in the area in 1914.¹⁶ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

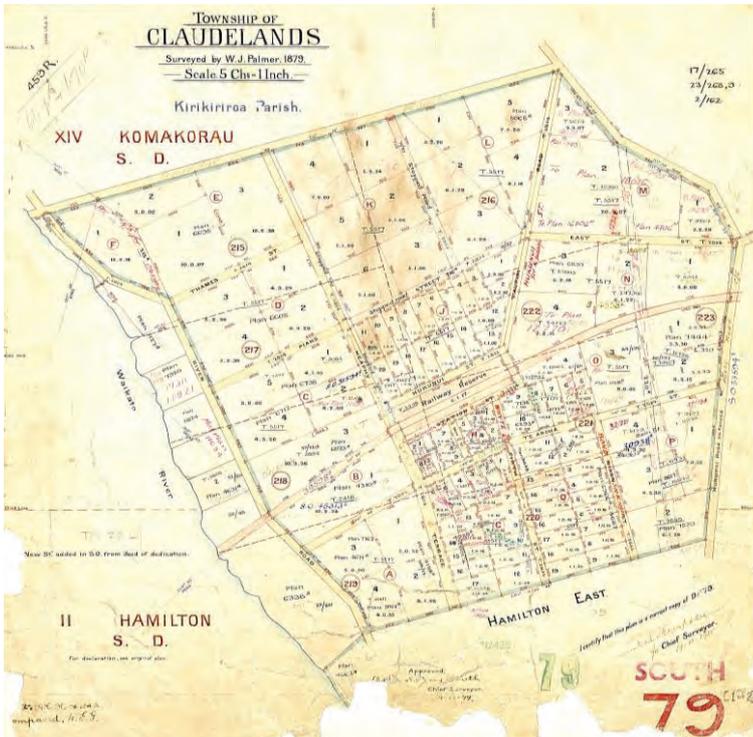


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate. Kitchener Road is not established.
Source: Waikato Library Archives

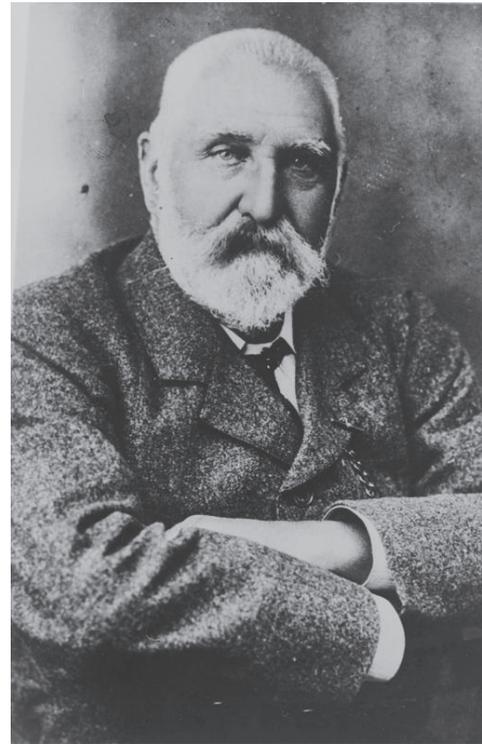


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

Kitchener Street doesn't appear on the 1879 map of Claudelands (Figure 3). It first appears as John Street on a 1917 survey plan where the street appears to be in the process of being renamed (Figure 5). The land was originally part of a large section owned by John Bull and George Mullinger to the west of Heaphy Terrace (CT's SA34/141 and SA34/142).

Messrs Bull and Mullinger then subdivided their estate and sold the section that would eventually come to encompass 2 Kitchener Street to Elizabeth Davey, wife of Edwin Thomas Davey (SA269/225). Davey appears to have commissioned the survey and subdivision of this section of land in 1917 (DP 11885) and then sold the section that would eventually come to encompass 2 Kitchener Street to an unknown party in 1919 – the historic Certificate of Title (SA291/31) is unable to be accessed due to security issues.

Considering the available Certificates of Title, survey plans, and the extant building itself, it is likely that the dwelling at 2 Kitchener Street was constructed after the 1919 sale of the property, circa 1920-25.

¹⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

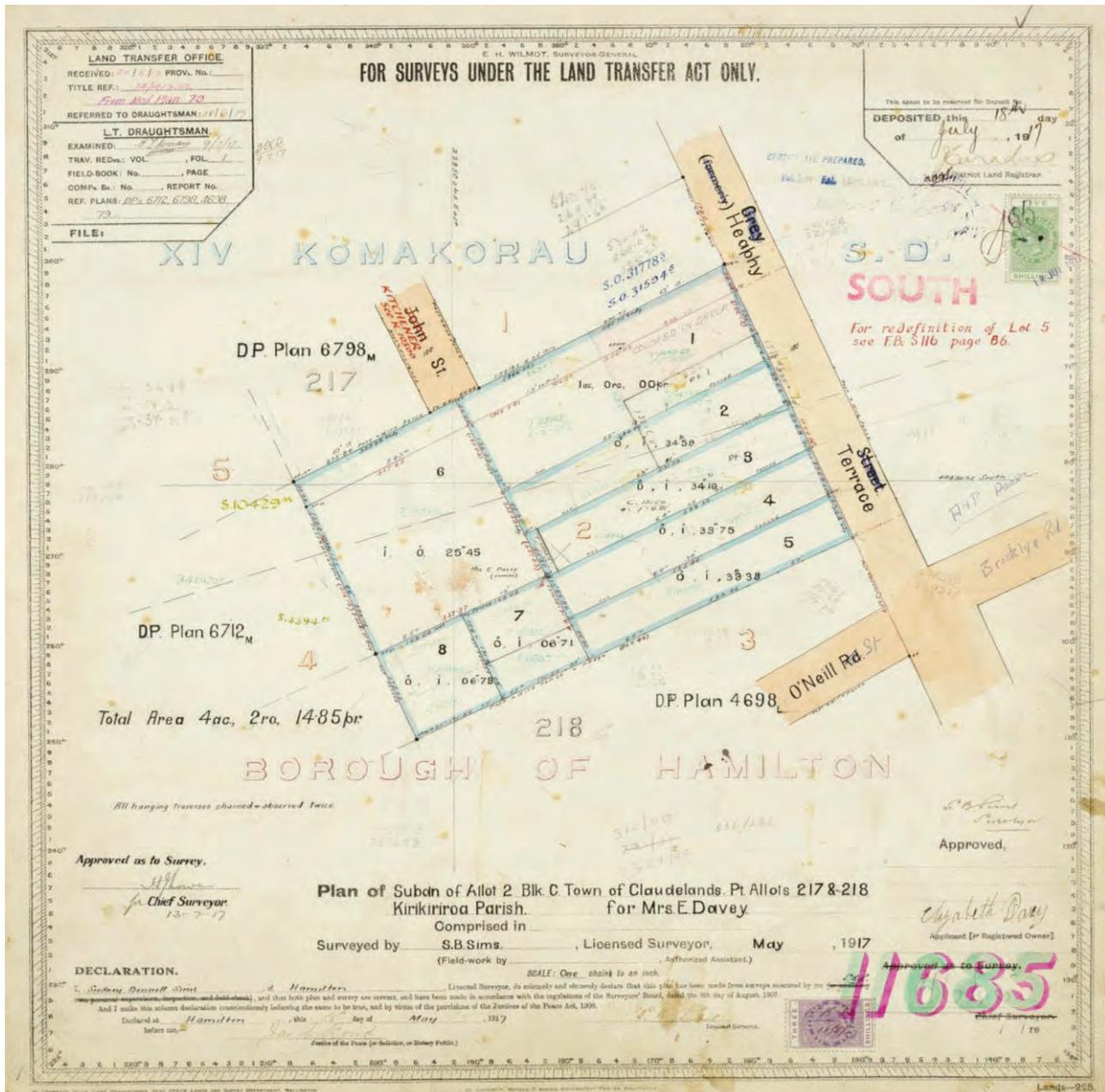


Figure 5: Survey plan showing the new Kitchener Street (formerly John Street) and subdivision to the south for E. Davey, 1917.
 Source: LINZ, DP 11685



Figure 6: The northern elevation of the building.



Figure 7: Aerial showing 2 Kitchener Street.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located at the far southern end of Kitchener Street in Claudelands. The dwelling is not visible from the street due to it being located down a curved driveway and with extensive vegetation to the perimeter of the property. The surrounding area is mostly residential, with the exception of the Claudelands Bowls Club.

2.2 Property Details

Legal Description: Part Lot 1 DP 11685

Parcel ID: 4552688

Current CT: SA291/31

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 2 Kitchener Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

An increasing number of New Zealand architects became interested in the arts and crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail.

Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs often clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys. The first floor of the building would often feature an 'overhang' above the slightly smaller ground floor, though not always.



Figure 8: Traditional Arts and Crafts residences.
Source: Various

2 Kitchener Street is a large dwelling constructed of concrete blockwork from ground to first floor and timber framing to the roof structure. Roof cladding is of clay tiles which have been recently replaced.

The building has twin gables at the ground floor to the west, with the main central roof gable above, which incorporates horizontal timber weatherboards, and a triple casement window with a triangular fixed window light below. The north and south sides of the main roof have dormer windows with casement windows.

There is a large single gable to the north west, which is original, and a large double gable extension with projecting door canopy to the north east, which are fairly recent additions.

The gable faces have half timbering painted black with intermediate 'pebble finish' stucco render, which is painted white. The blockwork walling to the elevations is unpainted and has a smooth finish.

Door joinery is of timber and appears to be original to the north west at the main entrance beneath the gable and a more modern replacement at the north east. The original casement windows appear to have been entirely replaced with aluminium units which incorporate faux lead comes.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion

b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 2 Kitchener Street has no known associations with individuals or organisations of historic significance.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 2 Kitchener Street has moderate significance with regard to historical patterns in the region. The place was initially part of a large estate which was gradually subdivided and sold off into smaller and smaller sections during the late 19th and early 20th century, with new owners building residential dwellings on the sites in the favoured architectural styles of the time. The property is an unusual example within Hamilton of larger domestic architectural development, incorporating both the Arts and Crafts style.. The property demonstrates the social effects of the time through the architectural styles adopted by a private owner or developer.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 2 Kitchener Street is of moderate significance for its architectural type and style as an Arts and Crafts residence, which was becoming popular at the time of construction. The original building was already a large, and fairly high status dwelling (prior to modern extensions) with an individual appearance.</p>

<i>include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: The architect and builder are unknown.
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Moderate
	Explanation: 2 Kitchener Street is an uncommon example of the Arts and Crafts architectural style applied at this scale at the time of its construction, and has moderate rarity value within Hamilton
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Low
	Explanation: 2 Kitchener Street retains some elements of its original features with the majority of its roof plan and half-timbered gables. The roof tiles although new will be like for like with the originals. However, the window joinery has been entirely replaced with aluminium units with faux lead comes and the building extended to the north east with additional gables. These issues reduce the overall integrity of the building.

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: 2 Kitchener Street has moderate significance for its setting – occupying a large lot and featuring landscaped gardens with a concrete block external wall. The setting of the building incorporates the gardens and large trees, whilst the building is set back from the roadway increasing the setting value.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None
	Explanation: 2 Kitchener Street has no landmark significance as it is not visible from the street or surrounding area.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street,</i>	Level of Significance: Moderate
	Explanation: 2 Kitchener Street has moderate continuity value for its contribution to the character of the wider area. The building has been on its site for almost 100years

<i>neighbourhood, area, or landscape.</i>	<i>with the house and gardens forming a focal point for the historic development of the street.</i>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>2 Kitchener Street has moderate group value as one of a number of large Arts and Crafts styled historic residential homes in Hamilton.</i></p>

d. Technological Qualities	
i. Technological - <i>The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>2 Kitchener Street has some technological significance for its use of concrete blockwork in the early 1920s which at the time was fairly uncommon.</i></p>

e. Archaeological Qualities	
i. Human, Occupation, Activities or Events: <i>The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	<p>Level of Significance: <i>Unknown</i></p> <p>Explanation: <i>The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</i></p>
ii. HNZPT: <i>The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	<p>Level of Significance: <i>None</i></p> <p>Explanation: <i>2 Kitchener Street is not listed as a historic place with HNZPT.</i></p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>The place has some cultural significance for its contribution to a shared sense of identity and history in the local area. The building has been in situ for almost 100years, with the house and its gardens forming a focal point for the historic development of the area and community</i></p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>The place has some potential to contribute knowledge about the history of architectural development in the Hamilton area, due to its rarity of construction materials and archetype.</i></p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic / Architectural Qualities: | Moderate |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 2 Kitchener Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA34/141 (1890's)
CT SA34/142 (1890's)
CT SA269/225 (1817)
CT SA291/31 (1919)
DP 11885 (1917)

Hamilton City Council Heritage Inventory Assessment Form Draft

2 Liverpool Street

Hamilton Central, Hamilton



Figure 1: 2-storey Californian bungalow dwelling at 2 Liverpool Street, Hamilton, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.
Source: HCC Archives

Liverpool Street is a crown grant street in Hamilton. It was named in 1895 by civic leaders, surveyors, and Hamilton Borough citizens⁴. There is no documentary evidence to indicate why this street was named Liverpool.

The property at 2 Liverpool Street was originally part of Allotment 15 Hamilton West Town. Hamilton solicitor Melville Gordon Bell had Allotment 15 subdivided into three lots (DP 15238) in 1921.

The first Certificate of Title for these three lots was issued in June 1922 to Mary Rufina Bell, wife of Melville Gordon Bell (SA352/269). 'Mrs Melville Bell' was mentioned in the Waikato Times as President of the Ladies Golf Club⁵.

DP 15238 (1921) shows buildings already located on all three lots at this time. The building on Lot 1 corresponds with the position of the extant dwelling on the property at 2 Liverpool Street. This large 2-storey timber weatherboard dwelling was constructed with features typical of the Californian bungalow style (Figure 1 and Figure 9 to Figure 11). On the basis of this survey plan, the dwelling was likely constructed prior to 1921; but, on the basis of its architectural style, not too long before.

In June 1922 Lot 3 of DP 15238 was transferred by Mary Rufina Bell to Margaret Kate Bevin (SA351/296). Margaret Bevin was the widow of the late Mr James Bevin, who had been Manager of the Bank of New Zealand branches at Thames, Ashburton and Greymouth. Following her husband's death in Greymouth in 1919, Mrs Bevin had come to Hamilton and had lived there until November 1933, when sickness had compelled her to enter a private hospital at Whangarei⁶. Mrs Bevin died there on 17th April 1934, which was followed by an announcement calling for any claims against the estate of the deceased to come forward⁷.

Mary Rufina Bell held on to Lots 2 and the larger Lot 1 under a new Certificate of Title (SA363/58 December 1922), but later transferred Lot 2 to James Eric [carpenter] in November 1924 (SA363/58).

Cecil Barry Wake purchased the remaining property (Lot 1) from Mary Rufina Bell in May 1929. CT SA363/58). Mr Wake appears to have been a Solicitor based at Wesley Chambers, Victoria Street, Hamilton⁸. He married Miss Cecille Mary Larnier of Remuera at a ceremony in June 1923, and returned with his wife to Hamilton⁹. Mr and Mrs Wake featured in the socialite media columns of the 1930s and 1940s¹⁰ which mention their holiday destinations and the attire they wore at functions.

Both Mrs Mary Bell and subsequent owner Mrs Cecille Wake advertised for house servant staff (domestic staff and a cook), which further indicates the level of affluence associated with this residence at the time¹¹.

⁴ HCL Heritage Street name index card.

⁵ 'Ladies Golf' *Waikato Times*, 29/03/1928, p5.

⁶ 'Obituary – Mrs Margaret Bevin', *Waikato Times*, 19/04/1934, p6.

⁷ 'Public Notices', *Waikato Times*, 23/05/1934, p6.

⁸ 'Advertisements – Public Notices', *Waikato Times*, 5/12/1942, p4.

⁹ 'Women's World', *Waikato Times*, 16/06/1923, p 13.

¹⁰ 'Women's World', *Waikato Times*, 9/02/1924; 'Spring Races', *Waikato Times*, 22/11/1937, p4; 'The Women's World', *Waikato Times*, 23/12/1939, p3.

¹¹ 'Domestics Wanted', *Waikato Times*, 22/2/1926 p1; 'Cook Wanted', *Waikato Times*, 19/11/1938 p1.

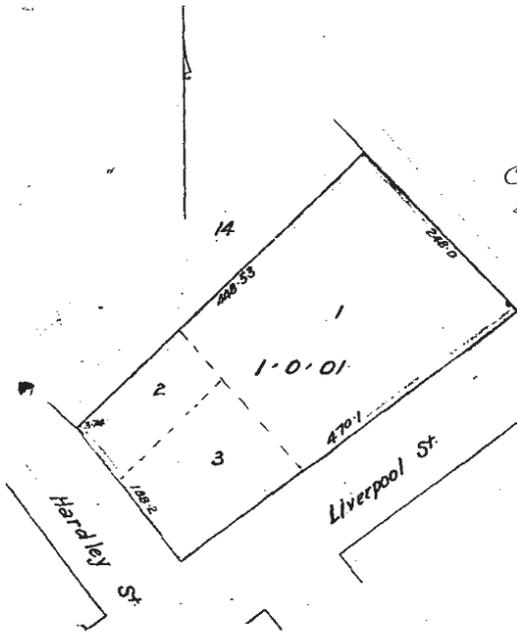


Figure 6: Plan of the original extent of the property at 2 Liverpool Street (Allotment 15), which formerly extended to Hardley Street. (SA351/296)
Source: LINZ

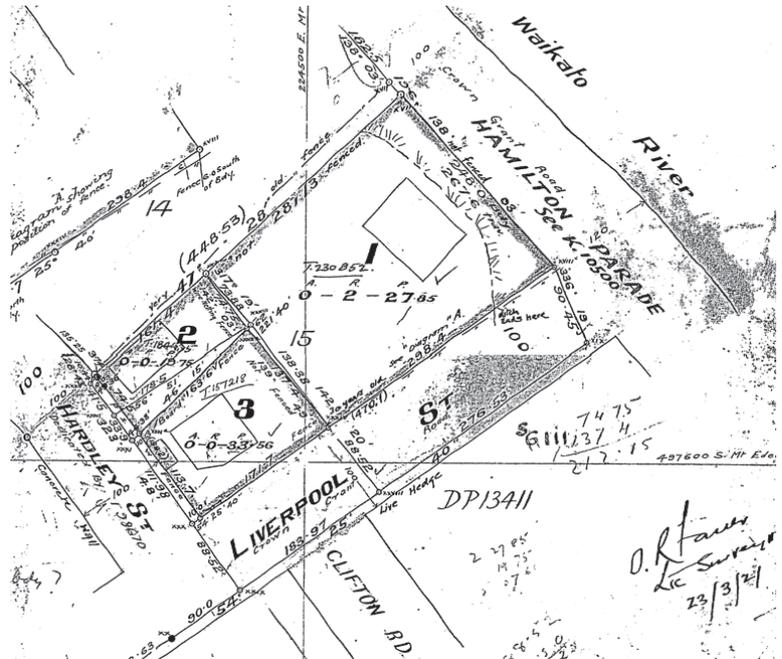


Figure 7: Snip of DP 15238, 1921, showing the extant dwelling on the property (Lot 1) at 2 Liverpool Street, Hamilton.
Source: QuickMap.



Figure 8: Aerial view of 2 Liverpool Street, Hamilton.
Source: HCC GIS



Figure 9: Photograph of the northeast elevation of the dwelling at 2 Liverpool Street as viewed from the river reserve.



Figure 10: Closeup of the southwest elevation from Liverpool Street.



Figure 11: Southeast (street) elevation of 2 Liverpool Street.

2. Physical Description

2.1 Setting - Site Description

The site is located on the north side of Liverpool Street and is the last property at the end of the cul-de-sac, which overlooks the Waikato River to the northeast. The surrounding area consists mostly of residential buildings, with the topography sloping down to the Waikato River northeast of the road end. Vegetation and a solid fence along Liverpool Street partially obscure the property from view.

Historical documentation indicates that the southwest end of the original property was subdivided (Lots 2 and 3 DP 15238), with the largest part remaining the extant property (Lot 1 DP 15238). Modern housing has been constructed on Lots 2 and 3.

2.2 Property Details

Legal Description: Lot 1 DP 15238

Parcel ID: 4463158

Current Certificate of Title ref: SA491/251.

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 2 Liverpool Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form which features a curving bay window to one side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. The leadlighting of windows is also a common feature of this typology, as is the use of shingles to gable ends. Bungalow windows often have independent canopies and can occasionally be found at the corners of the building to maximise light to the interior.

The building footprint on the property at 2 Liverpool Street was included in a 1921 survey plan DP 15238, so the building was likely constructed prior to 1921 but not too long before (Figure 6). Further research into property deeds that predate the first Certificate of Title (which had no reference included) may help confirm the exact date.

The house at 2 Liverpool Street is partially obscured from the road by high fencing and trees. The building's main elevation is on the northeast side of the property which was positioned to take advantage of the sun and views of the Waikato River and therefore does not present itself to the street (Figure 9). The large 2-storey timber weatherboard dwelling has original features typical of the Californian bungalow style (Figure 1 and Figure 9 to Figure 11). The roof has multiple gables with overhanging eaves, including exposed rafters and beams; and metal corrugated sheet roofing with decorative exposed brick and stucco chimneys. The original-period chimneys suggest that the fire places are still in use. Decorative corbel roof-supports feature under the gable ends. The principal elevations (northeast and southwest) are completed decorative fishscale/halfcircle bell-cast panelling and roof ventilators; while the other gable ends also feature a bell-cast or splay between the first and ground floors. The bungalow has casement windows and bevel-back weatherboards, which were common in the early part of the 20th century. The northeast elevation features expansive verandahs, also typical of the bungalow style.

An adjacent garage appears to have been constructed in a sympathetic style to the dwelling at a later date (Figure 1).

The building's architect is unknown. However, the dwelling at 2 Liverpool Street is a vernacular example of the Californian bungalow style in generous scale and in 2-storey form, constructed of timber. While the use of the Californian bungalow style in New Zealand and the Waikato region is widespread, the bungalow was typically constructed on a much smaller scale (typically single storey). The exterior of the 2-storey bungalow at 2 Liverpool Street appears to be in largely original condition and it is assumed that the interior also features intact period decorative features associated with the Californian bungalow style. The use of the Californian bungalow style at this scale is of note for the City and region, and the dwelling's original condition make this a significant authentic example of its type.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 2 Liverpool Street has associations with locally known individuals during various periods of its occupation; however, none of these individuals are historically notable. There are no known associations with organisations, groups, institutions or activities.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 2 Liverpool Street has moderate significance with regard to historic patterns in the region. The property was subdivided in 1921 from a larger lot, which was common practice in the early to mid-1900's and was then sold off in smaller individual lots, whereby owners would build dwellings in the style of the time.</p> <p>The property is an example of domestic architectural development, being one of a group of 2-storey Californian bungalow styled houses, with good integrity and which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner at a grand scale.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 2 Liverpool Street is of moderate significance as one of a group of unusual private properties, with a vernacular take on the Californian bungalow style in generous scale and in 2-storey form, constructed of timber. While the use of the Californian bungalow style in the region is widespread, these were usually constructed on a much smaller scale (typically single storey). The use of the Californian bungalow style at this scale is of note for the City and region.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown. Further information about the designer and builder may be established if the owner of the property at the time of construction can be confirmed through historic property deeds. There is no prior deeds reference on the first Certificate of Title.</p>
	<p>Level of Significance: High</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Explanation: 2 Liverpool Street is an unusual example of a vernacular take on the Californian bungalow style built on a grand scale, giving it high rarity value for the city and region.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p> <p>Explanation: 2 Liverpool Street appears to have high authenticity and integrity without major modifications to the original exterior building fabric, although without the original plans this is hard to confirm.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 2 Liverpool Street has moderate significance for its setting. The original property (comprising three Lots) was subdivided in the 1920s but the extant dwelling's footprint on Lot 1 retains its original site layout. Despite evidence of a later garage addition, this is in keeping with the original style and ornamentation of the house, which retains it's the visual character of the site and provides some value. The street elevation of the house is obscured by a high fence and trees, which aids in conveying a consistent setting over time from the street.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p> <p>Explanation: 2 Liverpool Street cannot be seen easily from the road and, while it is visible from other public areas, such as across the river, it has no known landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p> <p>Explanation: 2 Liverpool Street makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular architectural design in this part of Hamilton. The street elevation is obscured by a high fence and trees, which has retained its original setting thereby providing some value.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole,</p>	<p>Level of Significance: Low</p> <p>Explanation: 2 Liverpool Street has some group value as a 2-storey example of a Californian bungalow style dwelling in Hamilton. However, the grand scale of this dwelling in this architectural style is much larger than the typical one-storey examples in Hamilton.</p>

amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 2 Liverpool Street has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 2 Liverpool Street is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or</i>	Level of Significance: Low
	Explanation: Occupied for approximately 100 years, 2 Liverpool Street makes a contribution to the continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to

<i>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<i>have no known specific cultural significance to the local community.</i>
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: <i>The place has some potential to contribute to information about the design and construction of large-scale grand residential dwellings in the early to mid-20th century in the Waikato region.</i>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 2 Liverpool Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan

Papers Past

Te Ara Encyclopedia of New Zealand

'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA352/269 (1922)

DP 15238 (1921)

Hamilton City Council Heritage Inventory Assessment Form Draft

2 Woodstock Road

Fairfield, Hamilton



Figure 1: Residence at 2 Woodstock Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to

improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The wider area known as 'Five Cross Roads' refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³ Claude subdivided most of the land in 1878.

Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ Claudelands is one of Hamilton's

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² Miropiko Reserve Management Plan, HCC (2001)

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

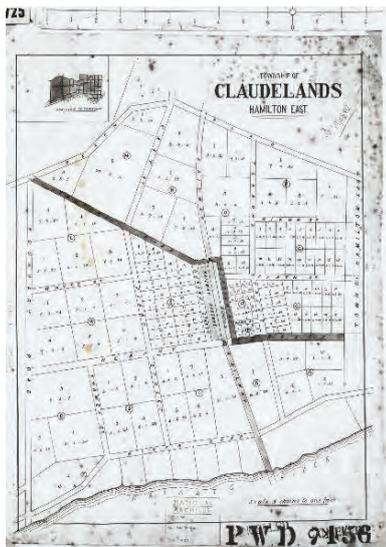


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives



Figure 3: A&P show at the Claudelands Showgrounds, 1912.
Source: HCC Archives

The 'Enderley' estate was relatively small, perhaps less than 50 acres, on what was then the northern outskirts of Hamilton.¹⁰ When he bought the property in 1899, Claudelands was not even considered to be part of Hamilton.¹¹ In 1913, Shoard subdivided his farm as 'Part Township of Claudelands Extension No.24'¹ - nine acres was divided into 19 new residential-sized properties and three streets, one of which was Enderley Avenue.¹² Tramway Road, the eastern boundary of Enderley, was shown as a proposed tramway on an 1865 map, and seems to have been of double width to accommodate such a tramway.¹³

Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937.

¹⁰ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹² <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹³ paperspast.natlib.govt.nz. 8 December 1891. Retrieved 2 May 2020.



Figure 4: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives



Figure 5: Construction workers on the Fairfield Bridge, c.1936.

Source: Waikato Library Archives

The property at 2 Woodstock Road, now set within Fairfield, was originally encompassed within a large section of land owned by Francis Richard Claude in 1880's (CT SA62/72). In 1904, the area was subdivided, and a section sold to Gervase Alven Hurd-Wood (sic) (CT SA121/97).

The land was transferred multiple times to different parties over the next two decades but was not further subdivided until 1927 when the section was sold to Arthur James Storey (SA454/121). Storey proceeded to cut up the large estate and sell smaller sections of it off but retained a section of the land which sat to the north and south of Fairfield Road.

This remaining area was subdivided in 1937 (CT SA693/194) and individual property lots sold off to various parties. The property which would become 2 Woodstock Road was originally 26 Banbury Road (later named Woodstock Road) and was sold to James Arthur Grinter, contractor, in 1939 (SA715/108), along with the two neighbouring properties at 24 and 25 Banbury Road (now 6 and 4 Woodstock Road respectively). A new certificate of title dated to 1951 shows Grinter as the owner of 26 Banbury Road (2 Woodstock Road), which was eventually conveyed to George Heaton Leveen, ophthalmic surgeon, in 1956 (CT SA995-185).

Considering the Certificates of Title, survey plans, and the extant building; it is likely that the dwelling at 2 Woodstock Road was constructed after 1939, when Grinter was in ownership of the plot. Aerial photography confirms that the building was already constructed and landscaped in 1943. An informed estimate for the construction date would be c.1940.



Figure 6: The curving section of the façade with arcaded entrance porch below.



Figure 7: Aerial showing 2 Woodstock Road. Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located at the corner of Woodstock Road and Fairfield Road in Fairfield, Hamilton. The building is completely hidden from the street by dense vegetation and is only accessed via a long driveway. The large site appears to have not been subdivided since the building was constructed. The surrounding area is mostly residential.

2.2 Property Details

Legal Description: Lot 3 DPS 81355

Parcel ID: 4377649

Current CT: SA63D/202

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 2 Woodstock Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 2 Woodstock Road belongs to the Art deco - Moderne typology. The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great 'Exposition Internationale des Arts Decoratifs et Industriels Modernes' held in Paris in 1925, from which Art

Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WW2.

The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance. The style also became popular for use in commercial buildings as well as residential dwellings.

2 Woodstock Road is a two-storey Moderne styled residence and has all the hallmarks of the Moderne style. The building is timber framed and façades have a stucco cladding throughout. The building has flat roofs at both levels which are hidden behind the roof parapets. The facades have alternating rectilinear and curving projections, and a fenestration pattern which appears as a continuous 'ribbon' around the facade.

The upper floor plan and layout is considerably smaller than the ground floor. The upper rooms are positioned centrally and inset from the ground floor. The ground floor has extended wings at the north and south elevations. The north wing is square on plan whilst the south is curved.

The building features no ornament or embellishment, other than a projecting string course forming a hood above window head height to both floors and which is continuous around the perimeter of the building. A key feature of the building is a double height curving central bay to the southwest elevation which is arcaded at the ground floor and constitutes the main formal entrance to the building. The arcading forms a semi-circular porched area to the main entry point, with steps down to the garden areas.

Windows are geometric timber framed casements throughout and likely to be mostly original with some modern replacements to the ground floor at the north. Door joinery is of timber and likely original.

The ground floor flat roof to the north wing provides a balcony from the first floor, and there is a chimney built in at this position. The roof and lower parapet feature a delicate capping course which was likely once highlighted with a dark colour, to juxtapose the plain stucco elevations.

There is a large garage (possibly original) attached to the side of the house at the southeast corner, which appears to have been constructed in a sympathetic style and detailing to that of the dwelling. The garage is present in the 1943 aerial photography of the site.

While the use of the Moderne style in New Zealand and the Waikato region is widespread in both residential and commercial buildings, the dwellings were typically constructed on a much smaller scale (typically single storey). Apart from minor changes to windows the exterior of the building appears to be in largely original condition. The use of the Moderne style at this scale is of note for the city and region, and the dwelling's condition make this a significant example of its type.

3. Evaluation¹⁴

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 2 Woodstock Road is known to be associated with local contractor James Arthur Grinter and who, subject to further research, may have been involved in various projects throughout Hamilton and the wider regions.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 2 Woodstock Road has moderate significance with regard to local historical patterns. Built in a suburb which didn't begin to develop until the mid-20th century, the place is an example of the preference for Art Deco and Moderne styled residences built during this time, as opposed to the simplistic timber framed houses of the late 19th and early 20th century in other suburbs which were established earlier. The place is one of a group of 2-storey Moderne styled houses, which are dispersed across Hamilton. The property demonstrates the social and</p>

¹⁴ Criteria taken from HCC District Plan Appendix 8: Heritage.

economic effects of the time through the architectural styles adopted by a private developer at a grand scale.

b. Physical/ Aesthetic / Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.

Level of Significance: Moderate

Explanation: Due to its style, form and scale the building has moderate architectural significance as an example of a Moderne building. The building is significant as an example of this phase of building design within Hamilton in the mid-20th century. The use of the Moderne style at this scale is of note for the City and region.

ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

Level of Significance: Unknown

Explanation: The architects and builders of 2 Woodstock Road are not known. It is likely that local contractor James Arthur Grinter may have been involved in the physical construction.

iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.

Level of Significance: Moderate

Explanation: 2 Woodstock Road is an uncommon example of a vernacular Moderne style building on a larger scale, giving it moderate rarity value for the Hamilton area.

iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

Level of Significance: High

Explanation: 2 Woodstock Road is a well-preserved example of mid-20th century Moderne domestic architecture in Hamilton and appears to be largely unmodified.

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.

Level of Significance: Moderate

Explanation: The property has moderate significance for its setting. The building is located on the northern side of Woodstock Road and the site appears to not have suffered from subdivision since the construction of the building. The extant dwelling's footprint retains much of its original site layout. Despite minor changes, and modern

	<i>landscaping, the property retains the visual character of the site and provides some value.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: None</p> <p>Explanation: 2 Woodstock Road has no significance as a local landmark as it is completely hidden from the street.</p>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Low</p> <p>Explanation: 2 Woodstock Road makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Moderne architectural design in this part of Hamilton.</p>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 2 Woodstock Road has moderate group value as one of a relatively small number of intact large-scale Moderne residences constructed during the mid-20th century throughout Hamilton.</p>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has low technological significance for its use of materials and construction methodologies, which were standard for the time period.</p>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or</i>	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite</p>

events through investigation using archaeological methods.	database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	<p>Level of Significance: None</p> <p>Explanation: 2 Woodstock Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: Built in the mid-20th century, the dwelling makes a contribution to the continuity and sense of place of the area. It is likely to have significance to the people who have used it, and their descendants.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has the potential to contribute to information about the development of architectural building practices in the mid-20th century in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 2 Woodstock Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA62-72 (1891)
CT SA121/97 (1904)
CT SA454/121 (1927)
CT SA693/194 (1937)
CT SA715/108 (1939)
CT SA995/185 (1951)

Hamilton City Council Heritage Inventory Assessment Form Draft

3 Balloch Street

Fairfield, Hamilton



Figure 1: The bay villa at 3 Balloch Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The wider area known as ‘Five Cross Roads’ refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870’s.



Figure 2: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



Figure 3: Construction workers on the Fairfield Bridge, c.1936.
Source: Waikato Library Archives

Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937.

The earliest record for the property is a Certificate of Title dated to 1884 which details a Crown Grant of a large section of land to the east of the Waikato River being awarded to Richard Claude (SA34/250). The subsequent Certificate of Title, dated 1894, shows that Claude had made no changes to the land in the decade that had passed (SA71/90). By 1904, Claude had subdivided some of his estate and sold Lot 10 to Herbert Winter, farmer (SA121/58). In 1922, Winter commissioned a formal survey plan of the land and subdivided it into smaller lots for individual sale. In 1920, Lot 14 (Figure 4), which would come to encompass 3 Balloch Street, was sold to Frank William Hampshire in October of 1922 (SA360/105). Hampshire would own the property for the best part of three decades until the property was conveyed in 1949. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance. The site was subdivided in 2005 to make room for a much larger property at the rear of the site. Considering the Certificates of Title, survey plans, and the extant building itself, the residence at 3 Balloch Street was likely constructed after 1904 when Lot 10 was sold to Herbert Winter but prior to the subdivision in 1922.



Figure 4: 1920 survey plan, Lot 15, which would eventually come to encompass 3 Balloch Street, is indicated.
Source: LINZ, DP 15188

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the western side of Balloch Street, in the suburb of Fairfield. The surrounding area is entirely residential. The building is easily visible from the street with a white picket fence to the property perimeter. A large garage has been constructed adjacent to the main building but is not attached to it and is in keeping with the aesthetic of the historic dwelling. The property was subdivided significantly in 2005.

2.2 Property Details

Legal Description: Lot 1 DP 368251

Parcel ID: 6883583

Current Certificate of Title ref: 277314

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 3 Balloch Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 3 Balloch Street is a corner bay villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

The villa became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally in their designs. The popularity of the villa started to dwindle after WWI but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common also), with a verandah to the street facing elevation along with copious decorative embellishments (unless removed prior). Like other styles popular during the same time period in New Zealand, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as formal in nature and layout.





Figure 6: 'Typical' villas.
Source: Various

The dwelling at 3 Balloch Street is an increasingly rare corner angle double bay villa, estimated to have been constructed after 1905. In plan, the dwelling follows the form of a corner angle double bay villa, mostly symmetrical with an extension at the rear. The main front elevation faces east onto Balloch street. The two projecting gabled bays are both faceted which is uncommon.

The building has horizontal timber weatherboard cladding and a timber framed roof clad with corrugated metal, brick chimneys have been removed in place of modern flues, and the building has a verandah with a bullnose roof canopy.

The verandah is highly decorated with elaborate timber ornamentation of fascia brackets, trefoils, daggers and quatrefoils. The verandah metal roof cladding is possibly original.

Window joinery consists of double hung sash units presumed to be original. Doors are of timber with the front door also presumed to be original.

The front gable has moulded eaves brackets, balusters and ornate corner bracketry and fretwork. Gable finials are not present, presumably removed in previous years whilst their original fixing position is discernible. The front gable also has fish scale panelling to the gable recess adding to the overall decorative aspect of the property.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place has no known associations with any individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>3 Balloch Street has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th – mid-20th century. The property is also an example of domestic architectural development, being one of a rare group of early 20th century corner bay villas, with moderate integrity and which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: <i>3 Balloch Street is of high significance as a surviving example of the type of early residential corner angle double faceted bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design and ornamentation give it high architectural significance.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>Neither the architect nor the builder of the dwelling are known.</i></p>

place enlarges understanding of their work.	
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	<p>Level of Significance: High</p> <p>Explanation: 3 Balloch Street is of high significance as a surviving example of an intact early 1900's corner angle double faceted bay villa. Although villas were a common building typology at the time, this particular form is now a rare example of its type with many similar structures being demolished for modern development, or highly modified to the point of non-recognition.</p>
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: High</p> <p>Explanation: 3 Balloch Street is a partially restored but mainly preserved example of circa 1905 villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. Later extensions and alterations reflect changes made for subsequent occupants; however they have a low impact on the overall integrity of the dwelling.</p>

c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Low</p> <p>Explanation: The property has low significance for its setting, which was subdivided significantly in 2005.</p>
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p>Level of Significance: None</p> <p>Explanation: 3 Balloch Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older and decorated villa archetype.</p>
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p>Level of Significance: Moderate</p> <p>Explanation: 3 Balloch Street makes a contribution to the established built character of the street. It provides evidence of early residential development in this part of Hamilton. during the early 20th century.</p>
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which,	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, and style, 3 Balloch Street has some group value as one of a small number of early 20th century corner angle double faceted bay villas which are dispersed across Hamilton</p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Low
	Explanation: The place has low technological significance for its use of materials and construction methodologies, which were standard for the time period.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or	Level of Significance: None
	Explanation: The place has no known cultural significance.

<p><i>provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information about the history and architectural development of the corner villa style which developed in the Hamilton area.</i></p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | None |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 3 Balloch Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA34/250 (1884)
CT SA71/90 (1894)
CT SA121/58 (1904)
CT SA360/105 (1922)
DP 15188 (1920)
DP 368251 (2005)

Hamilton City Council Heritage Inventory Assessment Form Draft

3 Frances Street

Hamilton East, Hamilton



Figure 1: Villa at 3 Frances Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

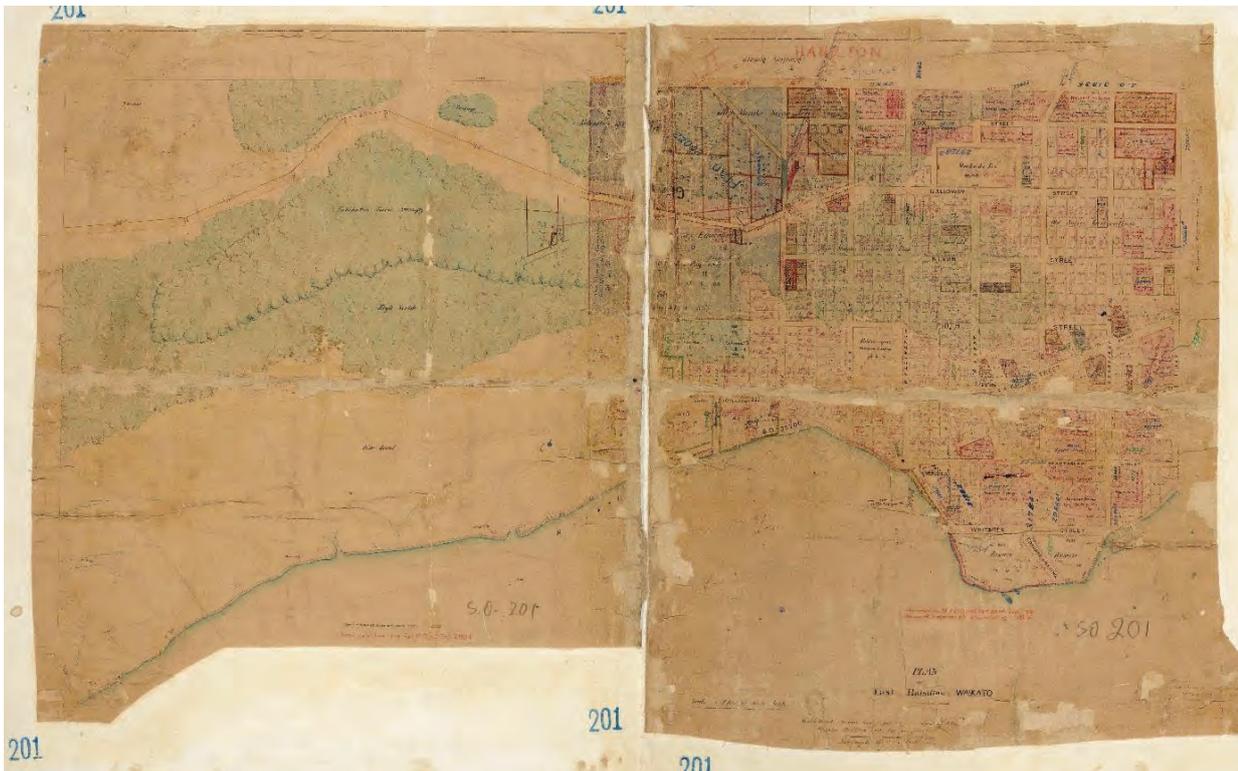


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

Source: ATL

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.⁹ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.¹⁰ Claude subdivided most of the land in 1878.

Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.¹¹ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.¹² A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.¹³ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.¹⁴ On October 27, 1892, the first A&P show was held at the grounds.¹⁵ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

⁹ Miropiko Reserve Management Plan, HCC (2001)

¹⁰ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹¹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹² "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

¹³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

the town centre, and a Rail Station was built in the area in 1914.¹⁶ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.



Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate. Frances Street is yet to be established.

Source: Waikato Library Archives

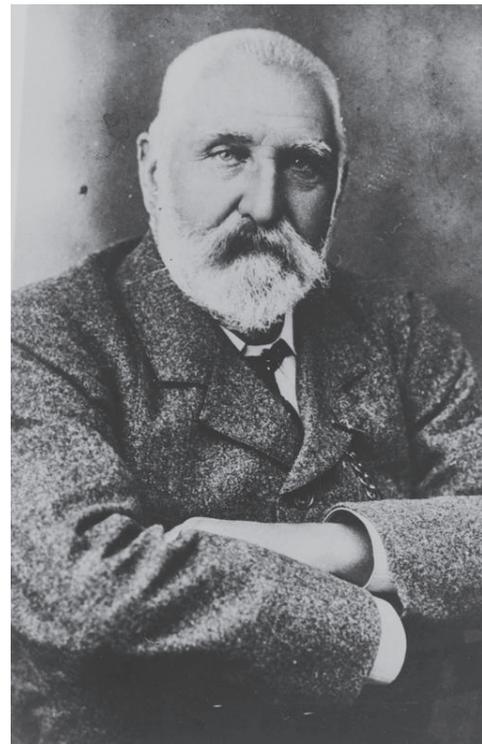


Figure 4: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives

Frances Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikatos, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection' to the north of the planned settlement, and bordered by a large area of land set aside for the education reserve to the south. Survey plans show Frances Street being surveyed in 1911, though it doesn't appear on any available maps until 1921. Historic newspaper archives reference Frances Street from as early as 1907.

The oldest certificate of title for the land can be traced back to 1882 (SA28/177), which states that Eliza Reed was the property owner. A mortgage was then given to Robert Mandell in 1895, which was discharged soon afterwards, followed by a mortgage taken out by Reed in 1897. The land was then transferred to James Madill in 1903. Madill then proceeds to subdivide the land a considerable number of times during the next decade, and in 1911 a survey plan appears to show the layout out of Frances Street, which was absent from earlier survey plans. In 1913, Madill conveyed Lot 9 to George Thompson and Thomas Cowley. The current certificate of title dates to 1913 and lists Shanshan Suo as the owner. The history of the property between the 1913 transfer from Madill to Thompson and Cowley through to present day is unclear. Thompson being a common name, there are multiple instances of different 'George Thompsons' in historic newspaper archives during the time period in question, and the identity of the Thompson which owned the property at 3 Frances Street is unclear. Similarly, the name 'Thomas Cowley' also

¹⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

appears numerous times during the time period, but likely refers to a 'well-known and respected' earlier settler of the area, a farmer, and/or his sons.

It is difficult to estimate the exact construction date of the dwelling at 3 Frances Street; however, comparing the certificate of title and survey plan information with the extant building (discussed below), the dwelling was likely constructed sometime between 1911 when Frances Street was surveyed under James Madill's ownership, and 1913 when the property was conveyed to George Thompson and Thomas Cowley.

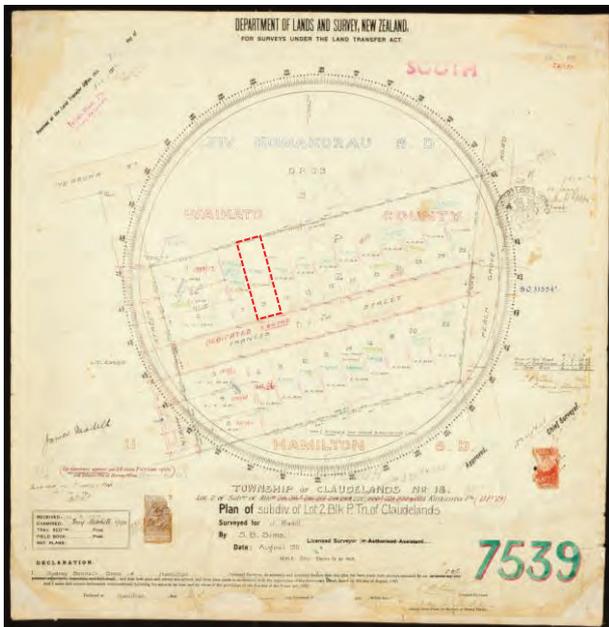


Figure 5: Survey plan of Frances Street, dated 1911.
Source: LINZ



Figure 6: 3 Frances Street.
Source: HCC GIS

2. Physical Description

2.1 Setting - Site Description

The property is located on the northern side of Frances Street in Hamilton East. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and education institutions, such as Hamilton Boys High and Peachgrove Intermediate.

2.2 Property Details

Legal Description: Lot 9 DP 7539

Parcel ID: 4383048

Current Certificate of Title ref: SA207/293

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Council's existing Heritage Inventory. There are currently no recorded archaeological sites identified at 3 Frances Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place

known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 3 Frances Street is a good example of an early 20th century twin bay (or double bay) villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

The villa became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally in their designs. The popularity of the villa started to dwindle after WWI but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common also), with a verandah to the street facing elevation along with copious decorative embellishments (unless removed prior). Like other styles popular during the same time period in New Zealand, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as formal in nature and layout.



Figure 7: 'Typical' villas.
Source: Various

The building at 3 Frances Street is a twin bay villa estimated to have been constructed circa 1911. The building has a symmetrical form with two projecting gables framing a central entrance which faces onto Frances Street. There is an additional projecting extension the west elevation with double hung sash windows. It is likely the original windows were salvaged and repositioned onto the external façade of the extension when it was constructed. The building has bevel-backed weatherboard cladding

The roof and porch over the front door have corrugated metal cladding. The original brick chimneys (west and north) are still extant albeit truncated to the west to allow a solid fuel burner flue.

The projecting gables have retained their finials and have eaves detailing with simple fretwork, brackets and tear drops. The gable barges have raised panels with squares and circular cut outs. The inner face of the gables incorporate decorative smaller gables with saw tooth infill detail.

Window joinery is of timber with slender double hung sash units with separate top lights consisting of small square multiple panes to the front elevations. Below these windows are decorative semi-circular sill mouldings. Door joinery is of timber. All windows and doors are presumed to be original. The front door is set back and a porchway is created between the main bays. The porchway entrance surround is formed in three bays, with two moulded posts, creating an entrance archway which has decorative delicate timber mouldings and moulded border. Timber steps with moulded balusters provide access to the porchway.

Vertical timber boards cover the sub-floor area. The aerial of the property indicates there is a later lean-to addition, to the rear of the house which was common for this archetype.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: 3 Frances Street has associations with locally known individuals in the 19 th and early 20 th centuries, though none of these are of relevance to the local area, region, or nation as a whole.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 3 Frances Street has moderate significance with regard to historical patterns in the region. Likely built after the turn of the century and the initial settlement of the Hamilton East area, it does not appear on any of the early maps drawn up for the militiamen of the Fourth Waikatos. However, the land was part of a large section of Kahikatea swamp which was likely cleared in the late 19 th century in preparation for subdivision.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: 3 Frances Street is of moderate significance as a surviving example of an early twin fronted bay villa in Hamilton. Its twin fronted gabled bay is rare in villa typology. The place also demonstrates an example of a typical pattern of residential housing development and construction types of the time.
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: The builder of the dwelling is unknown.
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Moderate
	Explanation: 3 Frances Street is of moderate significance as a distinctive example of this type of early twin fronted bay villa in Hamilton. Its twin fronted gabled bay is rare in villa typology. Although the villa was more common at the time, this archetype is now highly uncommon with many similar structures being demolished for modern

	development, or highly modified to the point of non-recognition.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: Moderate
	Explanation: 3 Frances Street is a reasonably well-preserved example of early 20 th century villa architecture in Hamilton and retains the majority of its original features, with decorative elements still evident. The addition of the western extension has compromised the buildings integrity to an extent.

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: 3 Frances Street is located on the northern side of Frances Street in Claudelands and is visible from the street, giving it moderate value in terms of its local setting.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 3 Frances Street has some significance as a local landmark which is likely somewhat recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 3 Frances Street makes an important contribution to the local continuity and established built character of the street. It provides evidence of early domestic architectural design and development in this part of Hamilton
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: 3 Frances Street is located within the Hamilton East Residential Character area, which has been extended north to include some properties in Claudelands. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb. Due to its age, appearance, style, and corner setting 3 Frances Street has moderate group value as one of a number of early 20 th century rare twin bay villas which are dispersed across Hamilton

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 3 Frances Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 3 Frances Street is thought to have been constructed c.1910's, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 3 Frances Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in the early 1900's, the villa makes a significant contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history and architectural development of the villa styles which developed in the Hamilton area.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 3 Frances Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA28/177 (1882)
CT SA207/293 (1913)
DP 7539
DP 79

Hamilton City Council Heritage Inventory Assessment Form Draft

3 Hardley Street

Whitiora, Hamilton



Figure 1: 3 Hardley Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The area north of the central city of Hamilton contains a number of suburbs, including Whitiora, Maeroa, Beerescourt, and Forest Lake. As with many places in Hamilton, some of these areas are named after early landowners such as Beerescourt – named for Capt. Gerald Butler Beere, who was granted land in the military settlement at the conclusion of the New Zealand Wars. He set up a fort with the 300 acres of land he was granted, and the area became known as 'Beere's Fort', before eventually becoming known as Beerescourt as early as 1882.¹

The area now known as Whitiora was originally known as Whatanoa Pā, occupied by Ngāti Te Ao prior to colonisation. Like many other areas, the land was confiscated after 1864 and subdivided for residential development, but a large lagoon took up much of the land and made it unsuitable for development until it was drained many years later. It only became known by its current name, Whitiora, around 1913 when the new suburb was actually being developed.² Prior to that it was often referred to as 'No. 1', likely due to the No. 1 Company of Militia was based there.³ The adjacent suburb of Maeroa was formally included in the city of Hamilton's expansion in 1925, with no recorded history prior.

¹ <https://www.stuff.co.nz/waikato-times/life-style/103982050/history-the-dead-tell-tales>

² paperspast.natlib.govt.nz. 13 November 1913.

³ paperspast.natlib.govt.nz. 10 June 1922.



Figure 2: Map of the northern section of Hamilton City, 1927.
Source: HCC Archives

Unfortunately, due to illegible Certificates of Title, the history of 3 Hardley Street remains uncertain. The oldest Certificate of Title for the property dates to the 1890's and names the District of Waikato Hospital and Charitable Aid Board as the owners (SA69/181). The next available Certificate of Title dates to 1976, and the history of the property and the building between these two dates is unknown.

A survey plan for the area dated to 1925 shows the Waikato Hospital Board were still in ownership of the land and were subdividing it for individual sale (DP 18516). The section of land which was to become 3 Hardley Street was likely sold off soon after this survey was undertaken, and the building on the site constructed afterwards. There are no historic newspaper archives which reference 3 Hardley Street. Based upon a visual assessment of the building style, detailing and windows/doors, the building is estimated to have been built circa 1930 and or then renovated circa 1940 and 1950.

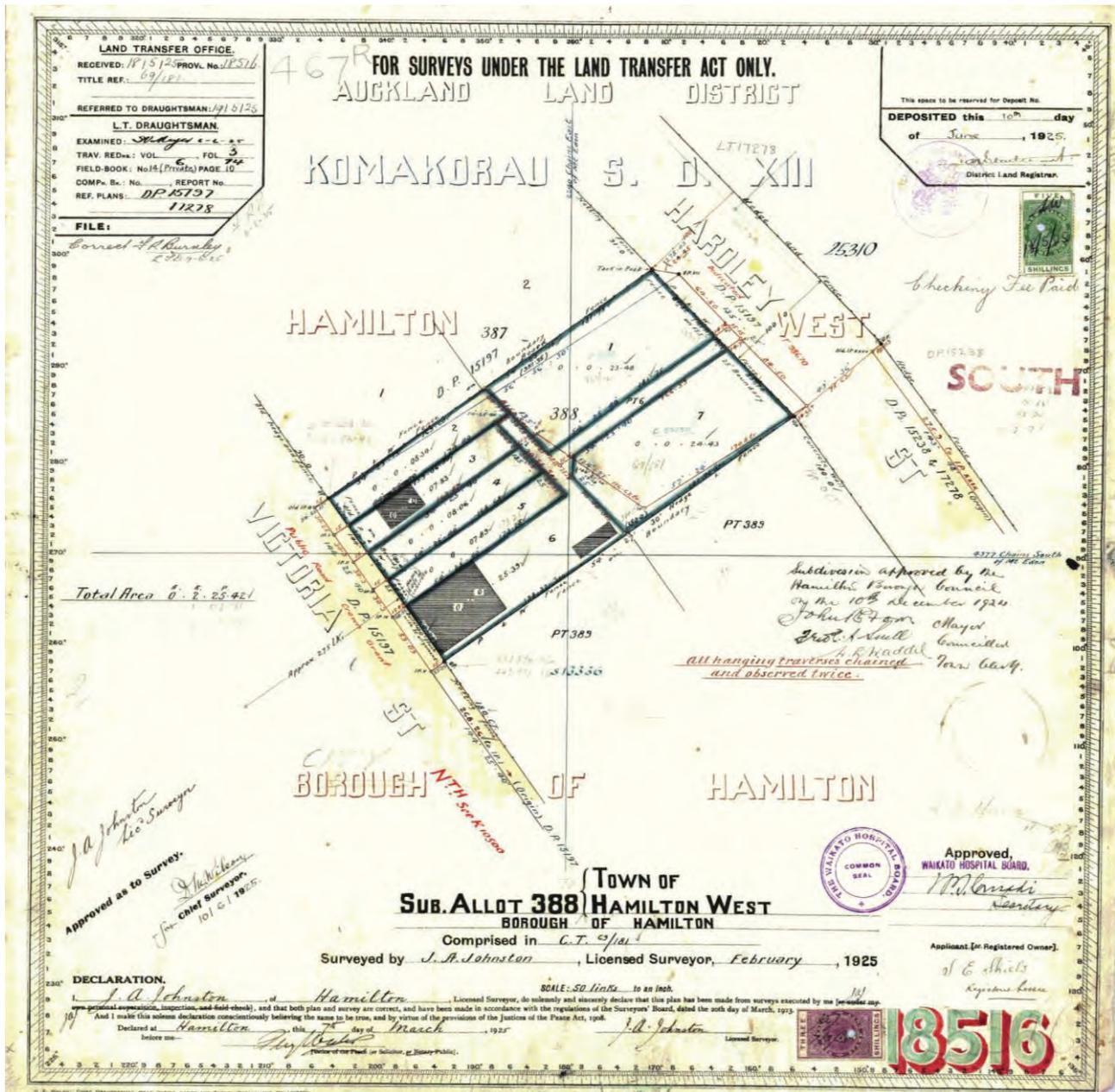


Figure 3: 1925 survey plan showing the subdivision of the Waikato Hospital Board's land for sale.
Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The site is located on the western side of Hardley Street in Whitiora. The surrounding area consists mostly of residential buildings. The building is easily visible from the street. A brick wall, bollard, and streetlamp which all appear to be of heritage value are also visible at the property edge. A carpark is adjacent to the buildings southern and western elevations.

2.2 Property Details

Legal Description: Lot 1 DP 18516

Parcel ID: 4333601

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 3 Hardley Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 3 Hardley Street is an unusual example of a functional small utility building with some bungalow styling but without a traditional bungalow form/plan. The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and usually an asymmetrical form which features a curving bay window to one side of the front street facing elevation. Other typical configurations can include a decorated central porch with symmetrical projecting bay windows to either side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light window panes are also a common feature of this archetype, as is the use of shingles for cladding.





Figure 4: 'Typical' bungalows.
Source: Various

3 Hardley Street can be described as having bungalow themes whilst used for a utilitarian purpose, as the building does not appear to have been designed as a dwelling. It is possible the building may have been designed to blend with surrounding properties whilst being used for a non-residential purpose. The building is timber framed with plain timber weatherboard cladding, and vertical timber boarding closing in the sub-floor voids.

It has a simple gabled roof form, with pressed metal roof cladding designed to replicate clay tiles. As with the bungalow style, the building has exposed rafters to the eaves and ventilation grilles for the roof voids at the gable ends.

At the front elevation is a projecting smaller gable which is a continuation of the right hand side (northern) roof line. The smaller gable sits below the main gable end and is offset to the right hand side. To the left side of the smaller gable is an integral covered porch area to access the front door, which is created by the overhang of the roof. The porch has a large post (possibly steel) to the entrance supporting the small gable roof. At the rear of the property is a small lean to with canopy roof above the rear timber door and timber casement windows and services for the current use of the building as an office.

The building has timber-framed joinery throughout consisting mainly of multi-pane double and triple casement units with some smaller single pane casements which are likely to be later additions. Door joinery is of timber with inset panelling and glazing (likely to be original).

There are two large red brick chimneys to its southern elevation which are likely to be later additions (possibly 1950s-60's based upon the brickwork condition and styling). It is possible the building originally had no facility for heating.

To the rear carpark (west) is a standalone timber framed and weatherboard clad utility building, with exposed rafters at the eaves, which has casement windows (possibly 1960's based upon the window designs). There is a brick and tile ramp to access the main front and rear doors and the street facing boundary of the site has a brick wall with low brick piers.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is

ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>The site of the place has local associative value with the Waikato Hospital Board, however is it not known if the property was constructed whilst under their ownership.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>3 Hardley Street has some significance with regard to historic patterns in the region. The property was subdivided from a larger lot, as was common practice in the early 1900's and was owned by a large organisation – the Waikato Hospital Board – who likely used the sale of the subdivided properties as an investment.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale,</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>3 Hardley Street is of moderate significance as a rare example of a utilitarian building at small scale with elements of the bungalow style which was popular at the time of construction within the Hamilton area. The building is distinctive for its aesthetic but functional design where style and fashion has been imposed on a practical non-residential building.</i></p>

<i>materials, style, ornamentation, period, craftsmanship, or other design element.</i>	
ii. Designer or Builder: <i>The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: <i>Unknown</i>
	Explanation: <i>The architect and builder of the dwelling are unknown.</i>
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>3 Hardley Street is of moderate significance as a rare example of a utilitarian building at small scale with elements of the bungalow style which was popular at the time of construction within the Hamilton area.</i>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>3 Hardley Street appears to have retained the majority of its significant features whilst windows have been updated and altered in places. The overall integrity of the building has not been reduced to a large degree.</i>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: <i>None</i>
	Explanation: <i>3 Hardley Street has no known setting value.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	Level of Significance: <i>Low</i>
	Explanation: <i>3 Hardley Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical smaller bungalow styled building.</i>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: <i>Low</i>
	Explanation: <i>3 Hardley Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural style of the 1920s-30s in this part of Hamilton.</i>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale,</i>	Level of Significance: <i>Low</i>
	Explanation: <i>3 Hardley Street has some group value as one of a small number of 1920s-30s utility buildings with</i>

<i>materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<i>bungalows detailing, with moderate integrity, dispersed across Hamilton.</i>
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 3 Hardley Street has low technological significance for its use of materials and construction methodologies, which were standard for the time period.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 3 Hardley Street is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community</i>	Level of Significance: Low
	Explanation: Built circa 1930, the building at 3 Hardley Street makes a contribution to the continuity and sense of

<p><i>identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><i>place of the area, as a smaller scale bungalow styled building, occupied for approximately 90 years.</i></p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: None</p> <p>Explanation: The building at 3 Hardley Street has no known scientific significance.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Low |
| b) Physical/Aesthetic / Architectural Qualities: | Moderate |
| c) Context or Group Values: | Low |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |
| g) Scientific Qualities: | None |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 3 Hardley Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA69/181 (1980's)
CT SA17B/560 (1976)
DP 18516 (1925)

Hamilton City Council Heritage Inventory Assessment Form Draft

3 Oxford Street

Five Cross Roads, Hamilton



Figure 1: Bungalow at 3 Oxford Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

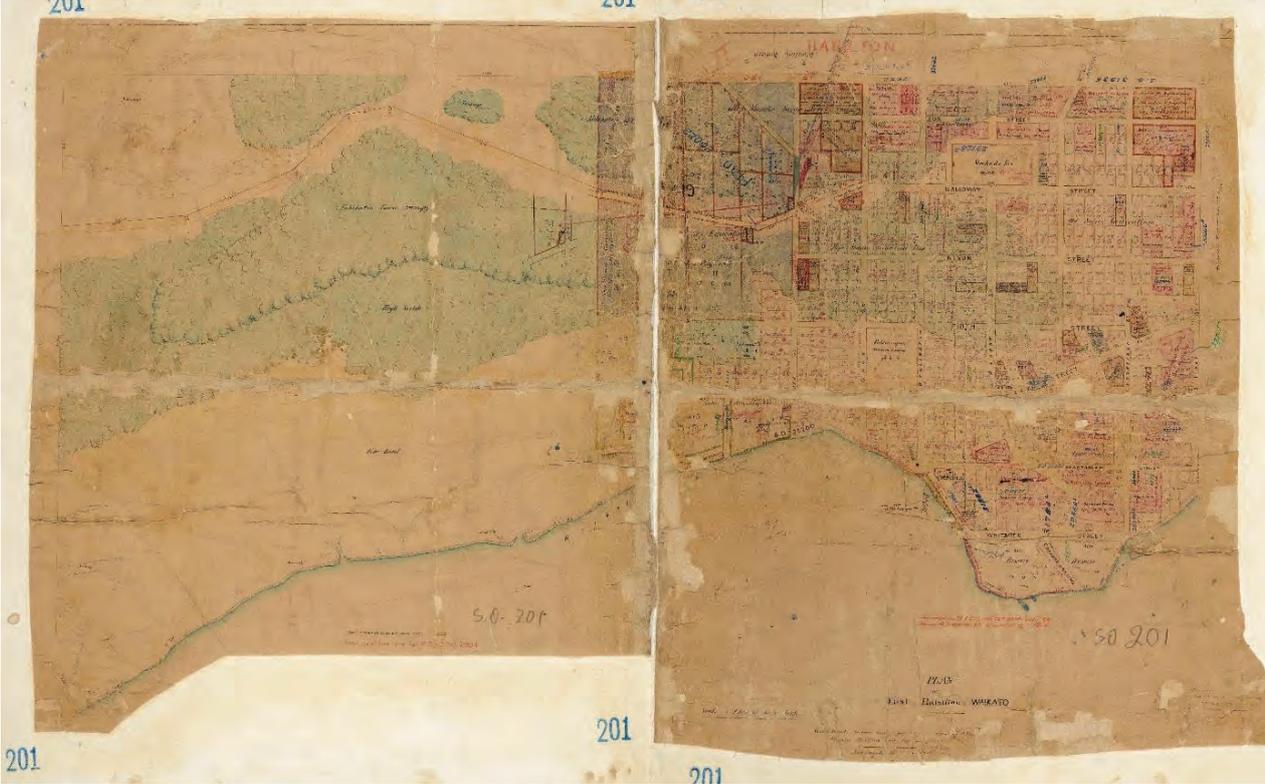


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment. Source: ATL, SO 201.

The wider area known as 'Five Cross Roads' refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named

for Francis Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

Davies purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937 (Figure 4Figure 4).

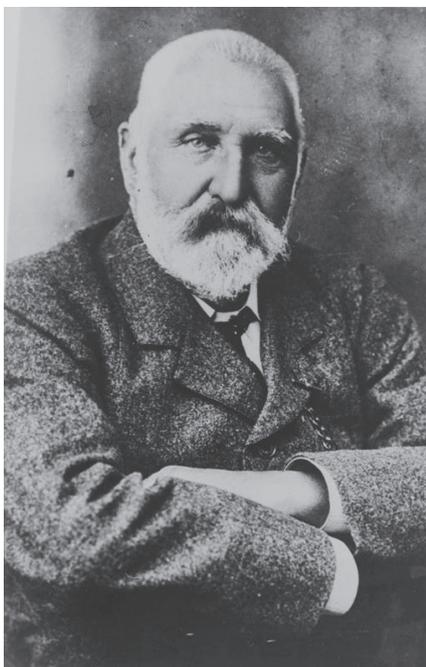


Figure 3: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



Figure 4: Construction workers on the Fairfield Bridge, c.1936.
Source: Waikato Library Archives

According to the 1864 survey map drawn up by William Australia Graham, the property at 3 Oxford Street was originally within the Kahikatea swampland to the north of the Hamilton East settlement. After the clearing of the swamp and establishment of land allocations in the 1870's, the property which would come to encompass 3 Oxford Street was contained within Allotment (Section) 212, which was granted to Francis Richard Claude (Figure 3) in 1884 (SA34/250). Claude leased 347 acres of land, including Allotment 212, to farmer George Edmonds in 1885, who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included two roads and multiple Allotments (178, 179, Pt. 181, and 210 – 213 and Pt. 214).

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>



Figure 5: Survey plan DP 3014 showing the subdivision of Claudelands, 1903.
Source: LINZ

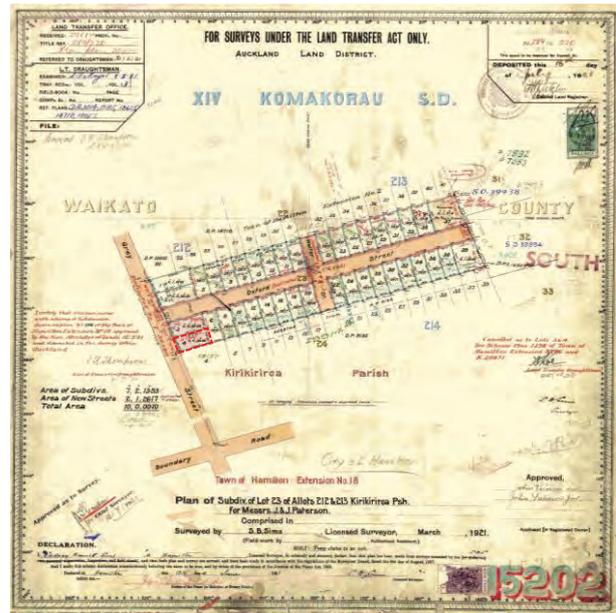


Figure 6: Survey plan DP 15202 showing Oxford Street, 1921
Source: LINZ

In 1903, Sections 178, 179, Pt. 181, and 210 – 213 and Pt. 214 were surveyed for Russell and Campbell and were subdivided (DP 3014) (Figure 5). Lots were sold in a series of transfers throughout 1904. During this period, Lots 23-24 & 30-36 were transferred to Augustus Frederick Chamberlin (SA121/218). Oxford Street, and all of the properties that it serves, were encompassed within Lot 23 which was transferred to Elizabeth Spain, wife of Thomas Spain, in 1905. Spain immediately took out a mortgage, and re-mortgaged the property several times thereafter, before selling to John McKinnon and John Paterson (the Elder) in 1917 (SA125/60). Paterson and McKinnon, both builders, had formed the partnership 'McKinnon & Paterson Builders and Contractors' in 1914. During their partnership the pair were responsible for constructing 'Hamilton House,' later renamed the Grand Central Hamilton, the Loaded Hog and now House on Hood. Following dissolution of their partnership in 1919, McKinnon went on to rebuild the Hamilton Hotel after it was destroyed in a fire in 1922, as well as several houses in the Claudelands area.²

John Paterson the Elder also went on to build houses, working with his son John Paterson the Younger. During the early 1920's the Waikato Times featured several bungalows for sale in the Claudelands area, constructed by the Patersons'. Between 1921 and 1922 Lot 23 was subdivided by the Patersons' into a grid parcel structure with a street through the centre, which is now Oxford Street (Figure 6). In 1922 they advertised a new bungalow with 4 bedrooms for sale on Oxford Street, in the Waikato Times.³ The Certificate of Title shows that the Patersons' sold three lots within the subdivision between 1924 and 1925 but mortgaged the remaining lots in 1927 (SA450/128). Two further lots were sold in 1931, and another in 1937, before Paterson the Elder and Younger separated their interests. Paterson the Younger took full ownership of Lots 1 and 2 encompassing 3 Oxford Street, as well as Lot 35 at the other end of the street. The property was not mortgaged again until 1951. Paterson died in 1961, and Lots 1 and 2 were conveyed by his widow to Sidney Jackson in 1965, after which they were amalgamated and re-divided into four

² McKinnon was a well-known figure in the Hamilton community for his work in construction, as President of the Waikato Builders Association, Chairman of the Fire Board and as a Hamilton Borough Councillor (on and off between 1912-1925). <https://www.stuff.co.nz/waikato-times/life-style/104086549/history-the-dead-tell-tales>

³ Waikato Times, 11 April 1922

lots (DPS 9552) (Figure 7). This is when the current property boundaries of 3 Oxford Street (being Lot 4) were defined. A number of other conveyances are recorded in the latter 20th century, but none are of historic significance.

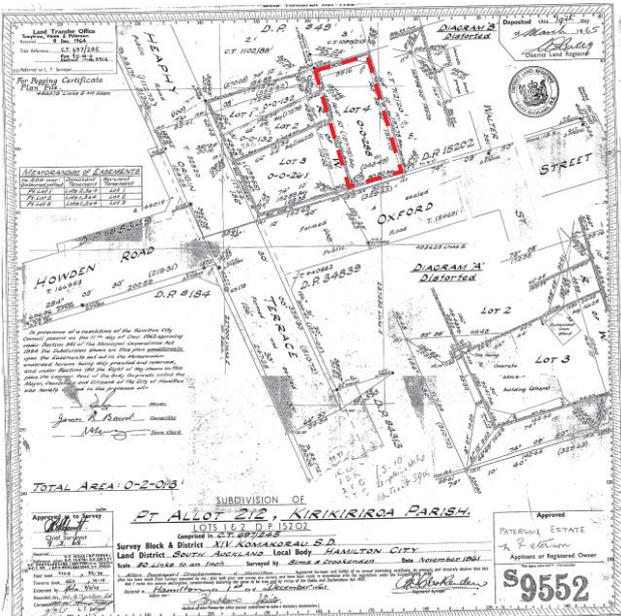


Figure 7: Survey plan DPS 9552 showing Lot 4 in 1965.
Source: LINZ



Figure 8: Aerial showing 3 Oxford Street.
Source: HCC GIS Maps

Historic aerial photographs, combined with an inspection of the extant buildings in Oxford Street, clearly indicate that dwellings on the north side of the street, including the house at 3 Oxford Street, share a number of similarities such as siting, size, roof and plan form, roof pitch, window, and door details. A much smaller number of buildings on the south side of the street also share these characteristics because multiple lots on this side remained vacant in 1943. This, combined with the contemporary advertisements for the sale of new bungalows in Oxford Street by the Patersons', indicates that the Patersons' built these houses.

3 Oxford Street is unusual in that it was not, originally, one of the typical residential lots. The dwelling was sited at the rear of a commercial building on Lot 1 also built by the Patersons', which is now 1004 Heaphy Terrace. What is now the back yard of the property was part of Lot 2, which remained vacant. Despite this, an aerial photograph dated 1943 show that the boundaries that were later officially defined in 1965 were fenced at that time. Paterson the Younger's retention of Lots 1 and 2 from 1938, when he and his father separated their interests, until his death in 1961 indicates that he may have lived at 3 Oxford Terrace himself. Alternatively, the house may have been let as part of a package to tenants of the Fairfield Buildings who wanted to live near their business premises.

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the northern side of Oxford Street and is visible from the road. It is formally defined by a low timber fence built over a brick fence and metal vehicle gate. The property sits behind the 1924 'Fairfield Buildings,' a block of commercial buildings on Heaphy Terrace with parking that loops around adjacent to the site.

2.2 Property Details

Legal Description: Lot 4 DPS 9552

Parcel ID: 4358319

Current Certificate of Title ref: SA11B/958

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 3 Oxford Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

Characteristics of this style include low-slung roofs (unlike the steep pitch of the villa) and awnings, and asymmetrical plan forms and elevations. Casement windows are often combined with fanlights, and appear in single, double, triple, or quadruple or even more extensive groupings, often incorporated into boxed bay or projecting bow windows. Other typical features include deep and simply-decorated porches or verandahs that could be used comfortably for sitting, and – most prominently – almost always deep eaves with exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light windowpanes and the use of patterned glass are also a common feature of this archetype, as is the use of shingles for cladding.

The dwelling at 3 Oxford Street is a small single storey bungalow estimated to have been constructed c.1922. The bevel-back weatherboard-clad building has a symmetrical form with a hipped roof clad in clay tiles and a heavily structured but lightly decorated central porch. Typical bungalow features include the square columns of the porch, the exposed rafter-ends around the building soffits, and the awning with exposed brackets above the window on the west side of the porch. The window below the awning, and the majority of other windows of the building, are 3-light timber frame casements, which are a common feature of the houses built by the Patersons' in Oxford Street. The window on the east side of the porch is feature awning window with arctic patterned glass and shaped facings, typical of the bungalow style. The dwelling has retained its original chimney which is finished in a stucco render below a brick capping, as are the columns and partial-height walls of the porch.

Historic aerial photographs indicate that a small extension was made to the back of the building after 1971. Aside from this addition, the building appears to be largely unmodified.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 3 Oxford Street has moderate value deriving from its direct associations with locally known individuals, John Paterson the Elder and John Paterson the Younger. The property is part of a subdivision that was laid out by the Patersons', both builders, who then constructed small bungalows on several of the subdivided sections in the 1920s. Paterson the Elder had previously worked in partnership with John McKinnon; and both men were prolific builders in the early decades of the 20th century. Similarly, Paterson the Younger also had a prominent career as a builder. It is possible that he also resided in the house at 3 Oxford Street.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 3 Oxford Street is directly associated with historical patterns of development, settlement, and economic growth in the Five Cross Roads suburbs of Fairfield and Claudelands. During the 1910s, 20s and 30s, the landscape that had been laid out after the swampy land was purchased and drained by Francis Claude was being transformed through multiple residential</p>

	subdivisions to provide housing for the growing local population. The Patersons' development of Oxford Street and all of the lots there-in is an example of one such subdivision, conferring moderate significance on the properties therein, including 3 Oxford Street.
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b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 3 Oxford Street is an example of a small timber bungalow built in the 1920s, which was a significant period of development in Hamilton. The dwelling has features typical of the bungalow style, including exposed rafter-ends, bracketed awnings, casement and awning windows, and a stout but slender chimney. The deep beams, thick columns and heavy partial-height walls of the porch at the centre of the front (south) elevation are a dominant feature of 3 Oxford Street's composition, which distinguishes it from its contemporaries in the streetscape, conferring moderate aesthetic significance.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 3 Oxford Street was built by father and son builders, John Paterson the Elder and John Paterson the Younger. Paterson the Elder had worked with John McKinnon to construct some local commercial buildings before partnering with his son to subdivide and develop the properties in Oxford Street. The Patersons' were well known in the early 20th century and, through their residential projects, made a locally significant contribution to the development of the Five Cross Roads suburbs of Fairfield and Claudelands.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 3 Oxford Street has moderate rarity at a local level. Although the bungalow became the most common residential building typology of the 1920s and 30s in Hamilton and throughout New Zealand, the dwelling at 3 Oxford Street is an early, small, and relatively unmodified example of a bungalow that was built as part of a subdivision that was developed with "house and land" packages. Contemporary buildings in Oxford Street, and the wider area, have been demolished for modern development, or heavily modified.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 3 Oxford Street is a well-preserved example of an early bungalow that retains significant features from</p>

when important modifications or additions were carried out.	the time of its construction. With the exception of the concrete tile roofing, which likely replaced earlier corrugated metal roofing, an aluminium screen door that can easily be removed, and a small extension at the rear, it is largely in its original form, and therefore has moderate integrity.
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c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: 3 Oxford Street is located on the northern side of Oxford St and is visible from the street. The property has not retained its original boundaries, having been amalgamated with adjacent lots and re-divided in 1965. However, historic aerial photographs indicate that these boundaries followed a fence line set out prior to 1943 and it has remained consistent since this time. The physical and visual character of the site is therefore of importance to the value of the building and extends its significance.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 3 Oxford Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical smaller bungalow dwelling.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 3 Oxford Street makes a contribution to the continuity and built character of Oxford Street as a largely intact example of one of the residential buildings constructed by the Patersons' following their subdivision. It also provides evidence of architectural trends in this part of Hamilton during the early 20 th century.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: 3 Oxford Street is part of a group of small weatherboard bungalows built by the Patersons' in a subdivision that they developed in the 1920s. While many of the other bungalows in the street have been modified, a coherent style, scale, appearance and use of materials remains along the north side of the street (numbers 5, 7, 9, 15, 17, 23, 25, 27, 29, 31 and 33), and on the immediately-opposite properties on the south side of the street (numbers 6 and 8). When considered as a whole, this setting amplifies the heritage values of 3 Oxford Street and extend its significance.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 3 Oxford Street has low technological significance. The construction materials, detailing and resources required for construction were typical of domestic construction in Hamilton and New Zealand generally at the time of construction.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 3 Oxford Street was circa 1922, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 3 Oxford Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built as part of the subdivision that created Oxford Street, and occupied for approximately 100 years, the property makes a contribution to the continuity and sense of place in this part of Five Cross Roads. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to have no known specific cultural significance to the local community.</p>

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute information regarding historic bungalow construction via research of documentary records associated with the place, and through future physical and archaeological investigations.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- a) Historic Qualities: Moderate
- b) Physical/Aesthetic / Architectural Qualities: Moderate
- c) Context or Group Values: Moderate
- d) Technological Qualities: Low
- e) Archaeological Qualities: Unknown
- f) Cultural Qualities: Low
- g) Scientific Qualities: Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 3 Oxford Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA697/245 (1938)
CT SA685/198 (1937)
CT SA450/128 (1926)
CT SA352/126 (1922)
CT SA125/60 (1905)
CT SA121/298 (1904)
CT SA71/90 (1894)
CT SA34/250 (1884)
DPS 9552 (1965)
DP 15202 (1921)
DP 3014 (1903)

Hamilton City Council Heritage Inventory Assessment Form Draft

Nawton Hall

4 Crawford Street, Avalon, Hamilton



Figure 1: Hall located at 4 Crawford Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

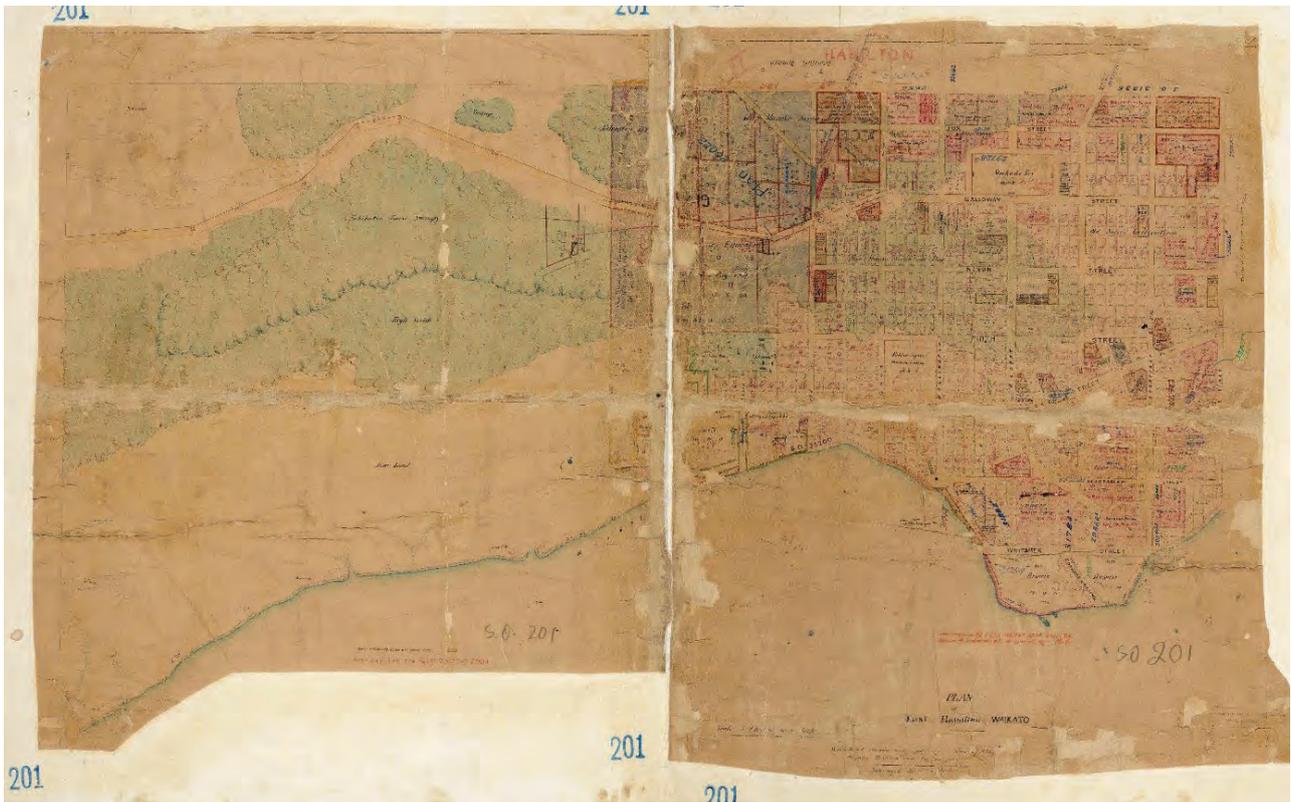


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

As Hamilton East developed, smaller suburbs began to establish themselves around other areas of the city and on either side of the Waikato River, including the suburb of Nawton. Accounts on how Nawton was named vary, but one states that the suburb was named after an English military man, Major Nawton, who owned land from Rotokauri Road to Grandview Road.⁹ Nawton was originally surveyed in 1863 for allotment to soldiers from the fourth Militia, but the swampy land was deemed as being “only fit for pigs and horses”.¹⁰ The suburb was properly surveyed and subdivided in 1912, but didn’t take off until the 1960’s when it formally became part of the Hamilton City Council who funded sewer, storm water, and drainage for the area.¹¹

The Nawton Hall at 4 Crawford Street was built in 1923 to serve the slowly growing community.¹² The land on which it sits was originally owned by Edward Exelby as part of a 52-acre Grown Grant awarded in 1880 (SA20/259). In 1920, a new Certificate of Title was created listing Harry Dunstan Matthews and Clive Matthews as the owners of the land (SA313/43). Unfortunately, the recorded conveyances on the historic title are mostly illegible. Of the instruments which are legible, we can see that the Matthews brothers took out two mortgages in 1920, possibly for the construction of the hall which we know was built in 1923, but there is no hard evidence for this. Historic newspaper articles mention both Matthews brothers independently and as a trading team, but with no reference to the Hall on Crawford Street. The Matthews brothers conveyed the land to James Alexander Douglas Ritchie in 1934, well after the hall was constructed. A Certificate of Title listing the Nawton Hall Society as the owners of the land was only created in 1968 (SA9D/891).

⁹ ‘Community Spirit Shines in Nawton’ (2012)

¹⁰ ‘Community Spirit Shines in Nawton’ (2012)

¹¹ ‘Community Spirit Shines in Nawton’ (2012)

¹² HCL ID: HCL_M00292.22

The first mention of the Nawton Hall in historic newspaper archives appears in 1919, when the construction of a new public hall, to be known as 'Nawton Hall', is discussed, on land which was donated by a Mr A. Stevenson.¹³ In November of 1921, the Waikato Times advises that the first consignment of timber from Kakahi for the Nawton Hall had arrived in Frankton.¹⁴ The hall was quickly constructed and formally opened on the 23rd November 1923.¹⁵ The article details that a smaller structure was first built in 1922 (20ft. x 30ft. and costing £9 10s) which quickly became too small for the growing community and was soon replaced by the current structure (60ft x 30ft) for about £1000.¹⁶ Plans had been prepared by local residents Messrs. Watkins and Moore, and the church was to be used for all manner of community gatherings, including church services for all denominations.¹⁷ The building work was partly funded by a large loan, and was gradually paid off over the next decade due to fundraising efforts including concerts and galas held at the hall.



Figure 3: Nawton Hall, photographed in the 1970's.
Source: HCL, ID: HCL_M00292.22

¹³ *Waikato Times*, Volume 91, Issue 14172, 24 September 1919, Page 4

¹⁴ *Waikato Times*, Volume 94, Issue 14806, 21 November 1921, Page 4

¹⁵ *Waikato Times*, Volume 96, Issue 15851, 23 November 1923, Page 6

¹⁶ *Waikato Times*, Volume 96, Issue 15851, 23 November 1923, Page 6

¹⁷ *Waikato Times*, Volume 96, Issue 15851, 23 November 1923, Page 6



Figure 4: Nawton Hall.



Figure 5: Aerial showing Nawton Hall.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Crawford Street in the suburb of Avalon. The surrounding area is entirely industrial with railway workshops to the east and State Highway 1 to the west. The building is easily visible from the street, but appears at odds with its context.

2.2 Property Details

Legal Description: Lot 1 DPS 12726

Parcel ID: 4490961

Current CT: SA9D/891

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Council's existing Heritage Inventory. There are currently no recorded archaeological sites identified at 53 Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The Nawton Hall at 4 Crawford Street doesn't subscribe to any particular architectural style or typology, although if it were a residential building it might be described as transitional, blending features of late 19th century buildings with features of the bungalow style that were becoming popular in the 1910s.

The structure is gable formed, with a symmetrical front entrance which features a set of double timber doors and two flanking six-light timber windows. Large, exposed timber rafters can be seen supporting the roof along the buildings side elevations. The exterior of the building is clad in bevel-back weatherboards and the gabled roof is clad in corrugated metal. The side elevations of

the building feature a number of double-hung sash windows. A number of original lean-to's are evident. The building is currently in poor condition.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Moderate
	Explanation: <i>The Nawton Hall has moderate associative value for its association with the Nawton Community and the activities that were undertaken at the Hall in the early 20th century. It has provided a venue for important local events and a facility for community groups to use.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: <i>Nawton Hall has moderate significance with regard to historical patterns in the region. The place was constructed in the 1920's to serve the rapidly growing community, a common theme at the time.</i>

b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The hall has moderate architectural significance as an example of early 20th century community hall architecture, constructed on a modest budget.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The plans for the building were prepared by local community members, a common practice for small-scale community buildings at the time.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The hall has moderate rarity as a remaining example of small-scale early 20th century civic architecture at a local community scale. While community halls are not rare, they are each different; and many similarly scaled community halls have since been demolished or modified beyond recognition.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place appears to be highly authentic from external assessment, though without original drawings or historic images this is hard to verify.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The hall has some significance for its setting. The surrounding area is predominantly industrial, but the site of the hall itself still has reasonable grounds.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The hall has moderate landmark value as a well-known community icon, however this is somewhat</p>

	<i>diminished due to its setting amongst an industrial complex which is likely not often visited by the community.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>Nawton Hall provides evidence of the development of the surrounding area, and of community buildings in this part of Hamilton during the early 20th century.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: <i>The hall has moderate group value as one of a number of remaining early 20th century community-themed structures across the city.</i>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: <i>The hall has some technological significance for its use of materials and craftsmanship, which were standard for the time period.</i>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: <i>Although the building is thought to have been constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</i>
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is</i>	Level of Significance: None
	Explanation: <i>Nawton Hall is not listed as a historic place with HNZPT.</i>

recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	<p>Level of Significance: Moderate</p> <p>Explanation: Built in the early 20th century, the place makes a contribution to the shared community identity and sense of place of the area. It is likely to have significance to all of the people who have used it, and therefore to be held in some esteem.</p>

g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

- a) Historic Qualities: Moderate
- b) Physical/Aesthetic / Architectural Qualities: Moderate

c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 4 Crawford Street (Nawton Hall) be scheduled in Plan Ranking: Category B.

4.0 Bibliography and References

4.2 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

CT SA20/258 (1880)
CT SA313/43 (1920)
CT SA9D/891 (1968)
DP 16377 (1922)
DP 12726 (1968)

Hamilton City Council Heritage Inventory Assessment Form Draft

4 Daisy Street

Claudlands, Hamilton



Figure 1: Villa at 4 Daisy Street.
Source: Google Maps 2020

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to

improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

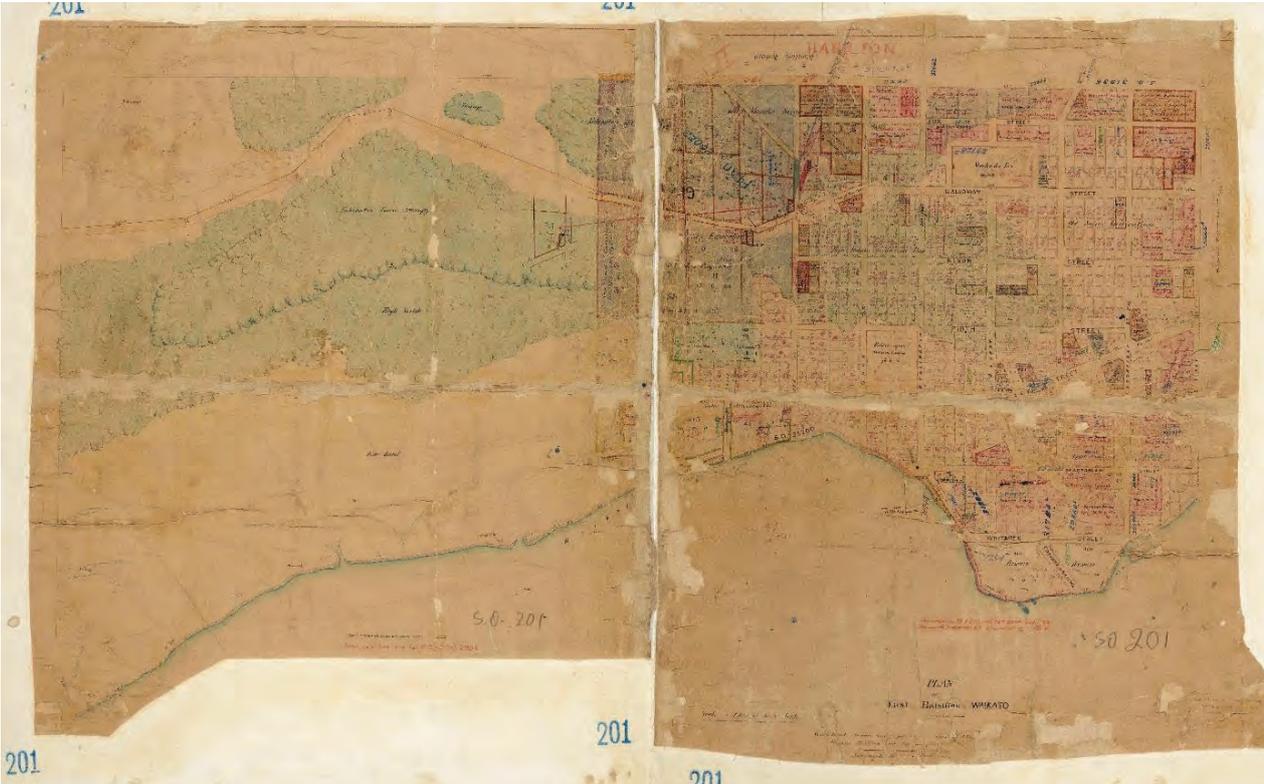


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

The wider area known as 'Five Cross Roads' refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named

for Francis Claude (Figure 4); the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³ Claude subdivided and sold most of his land in 1878. A large portion of this land was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge, which was built in 1878, was pulled apart and transported to the new racecourse in 1887, where it still stands today.⁶

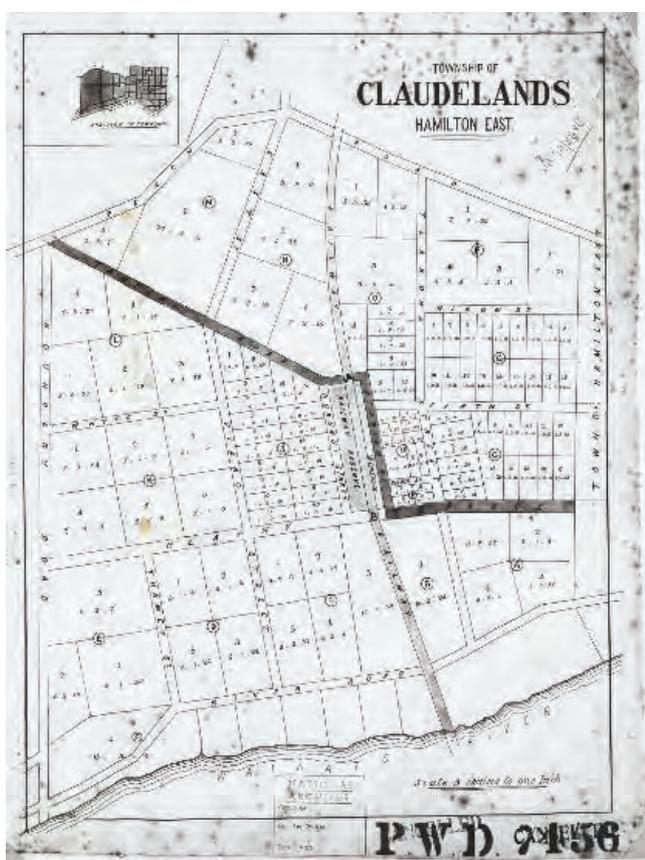


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives

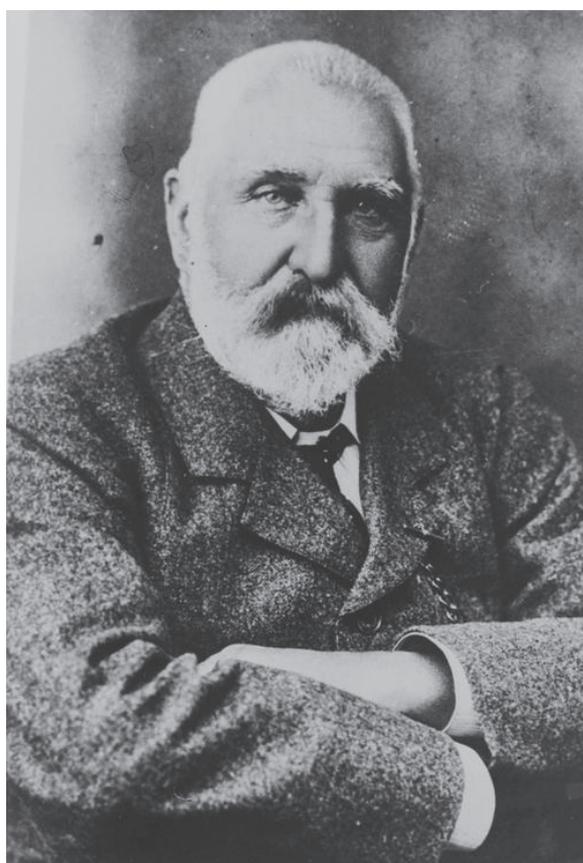


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² Miropiko Reserve Management Plan, HCC (2001)

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ As a consequence of this history, Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

According to the 1864 survey map drawn up by William Australia Graham, Daisy Street and its associated properties were originally within the kahikatea swamp cleared by Claude. The property which would come to encompass 4 Daisy Street was contained within Lot 2 of Section N on the 1879 plan of Claudelands (Figure 3). A more detailed 1879 survey plan (Figure 5) shows Lot 2 of Section M bounded by Taupiri Road/Hukanui Street (now Brooklyn Road), an unnamed public road (now Peachgrove Road) and East Street, being partially within Allotments 216, 220A and 223. The original certificate of title for Lot 2, dated 1884 (SA34/140), details the transfer of the land from Francis Richard Claude to Walter Derham, a "London England Barrister at Law". Derham would hold Lot 2 for over a decade until he transferred the property to George Samuel Jackson in 1901, who mortgaged it that same year (SA104/21).



Figure 5: Survey plan DP 79 showing the subdivision of Claudelands, 1879. Lot 2 encompasses 4 Daisy Street. Source: LINZ



Figure 6: Survey plan DP 18036 showing the subdivision of Lots 216, 220A & 223, 1924. Section 58 encompasses 4 Daisy Street. Source: LINZ

Jackson died in 1908 and left the property to his widow, Amelia Christina Pearson. Ms Pearson subdivided many sections of her land throughout the 1910s. She kept a portion of Lot 2 in her possession until 1920, when she transferred it to the Pearson Brothers (George Edward Pearson, Thomas Henry Pearson and Albert Pearson). Thomas and Albert Pearson were beekeepers who featured multiple times in Waikato papers for their successful honey business and Thomas, as the president of the South Auckland Beekeeper's Association in 1928.¹⁰

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁰ Waikato Times, Volume 103, Issue 17411, 25 May 1928, Page 6.

Between 1923-1924 Lot 2 was subdivided by the Pearson Brothers, as seen in DP 18036 (Figure 6), which shows the property at 4 Daisy Street as Lot 58. This subdivision defined the current boundaries of the property and created Daisy Street.

In 1934 Lots 24, 25, 58 and 59 (the Western side of Daisy St) were transferred to Mabel Elizabeth Eade. In 1942 Eade transferred Lot 58 to Herbert (Bert) Gadd, who was the owner of the Claudelands Grocery Store from the 1920s-1950s;¹¹ and had stood as an independent candidate in the local Hamilton By-Elections in 1933.¹²

According to a *Waikato Times* article, Gadd petitioned the South Auckland Land Sales Committee for the right to sell his section and garage for a sum of £125 in 1944. This was contentious, as he had purchased the property to settle a dispute over some missing wood from one of the neighbours' properties. The date of this story aligns with the likely construction date of the garage on Lot 58.¹³

Notwithstanding the dispute, Gadd was granted permission to sell the property to James Beresford Whyte, a member of the New Zealand Expeditionary Force (WWII, No 240826) and his wife Nellie Whyte in 1944.¹⁴ The couple, who had half shares of the property, mortgaged it twice that same year (SA794/10). Considering the style of the extant dwelling, it is likely that one or both of these mortgages were associated with construction of the house at 4 Daisy Street.

Shortly after in 1946, the property was transferred to, and mortgaged by, Samuel Percival Linis, a surveyor's assistant. Historic aerial imagery verifies that the extant dwelling was built between 1943 and 1948, but the associated garage, or shed, was constructed circa 1940.

Between 1971 and 1974 4A Daisy St was constructed as an extension behind 4 Daisy Street (DPS 18783). This did not formally change the property boundaries but has altered the functional dimensions and setting of the property.



Figure 7: Aerial of 4 Daisy St in 1948
Source: Retrolens SN530



Figure 8: Aerial showing 4 Daisy Street on the street front, 2021.
Source: HCC GIS Maps

¹¹ <https://heritage.hamiltonlibraries.co.nz/objects/4925/claudelands-store>

¹² *Waikato Times*, Volume 114, Issue 19076, 14 October 1933, Page 4.

¹³ *Waikato Times*, Volume 194, Issue 22274, Page 2.

¹⁴ <https://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/148035>

2. Physical Description

2.1 Setting - Site Description

The original 1940's house is located on the street front of Daisy Street, which is located off Peachgrove Road, one of the five prominent streets that make up the Five Cross Roads area. The dwelling at 4 Daisy St is listed as Flat A and the dwelling at 4A sits directly behind it. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) community spaces, such as Claudelands Showgrounds and Southwell School.

2.2 Property Details

Legal Description: Lot 58 DP 18036

Parcel ID: 4276807

Current CT: SA17B/1135, SA17B/1136, SA17D/611 and SA17D/612

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 4 Daisy Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 4 Daisy Street is a good example of a post-WWII single storey, timber dwelling, estimated to have been constructed circa 1944. Around this time, the first Labour Government, led by Michael Joseph Savage, wanted to provide homes and stability for people left jobless after the Depression. They loaned money for private house purchases and built houses for the public to rent. The 5,000th state house was built in 1939.

The World War II (1939-1945) effort required many typical New Zealand building materials such as copper, steel, zinc, iron, electrical cable, conduit, and paint ingredients. The associated shortages in typical construction materials led to the use of Marseilles clay tiles for roofs, asbestos for gutters and downpipes, and stucco or brick veneers.¹⁵ With the lack of skilled labourers and materials, it became increasingly difficult for people to build houses, particularly for single people as the government focused on providing housing for families. The Government introduced new policies around the sale and use of construction materials, and only essential and cost-effective construction was permitted.¹⁶ After World War II, 10,000 state houses a year were being built by the Government.

They also launched a 'group building' scheme, underwriting new houses built to Government designs. The result was multi-unit buildings made of cheaper materials like fibrolite, which lacked privacy. In the early 1950s, the National Government let state tenants buy their homes, offered

¹⁵ *Palmerston North Houses, 1880 – Present Day*, Ken Tremaine, 1986.

¹⁶ <https://www.renovate.org.nz/1940-60s/history/influences-on-house-design/>

state loans, and subsidised the building industry to bring house prices down. New housing was built in higher densities, with mass state housing areas emerging in south Auckland and Porirua, north of Wellington. Characteristics of state housing buildings include a very simplistic form with a hipped roof, and a complete absence of any ornamental detail. A range of materials are used for exterior cladding such as timber, brick, and concrete, and roof claddings are usually tiling or corrugated steel. State houses are usually found in large clusters due to the planning frameworks which were put in place to build large numbers of them all at once, sometimes entire suburbs.

Whole suburbs were laid out, shops and amenities to support these new communities were planned, and open communal spaces landscaped. Along this trend, designers and builders began to integrate the concept of creating 'Garden Cities' into the urban fabric. Rather than creating a strict delineation between private dwellings and the streetscape, dwellings of the 40's were expected to be easily seen to establish a sense of community. As a result, many properties featured low nib walls or grass strips as the only form of boundaries between the house and the footpath.¹⁷



Figure 9: Typical State Housing from the 1940's-1960's

Private housing in the 1940's typically featured similar architectural elements to State Housing. This included hipped or gabled roofs pitched between 30 and 40 degrees, shallow boxed eaves, suspended timber floors with concrete foundation walls, casement windows and porches.¹⁸

¹⁷ Palmerston North Houses, 1880 – Present Day, Ken Tremaine, 1986.

¹⁸ <https://www.renovate.org.nz/1940-60s/history/influences-on-house-design/>

Materials like clay tiles, timber weatherboards and stucco-clad walls, were seen to be low maintenance materials.¹⁹ The dwelling at 4 Daisy Street displays elements typical of this period of residential construction.

In plan, the house at 4 Daisy Street is a simple 'Z' shape, with the longest section running parallel to, and a front entrance that faces, Daisy Street. Typical of this time period, the dwelling is set back from the footpath and the property features low timber fence, leaving the house clearly visible.

The building has an orange clay tile roof and white weatherboard cladding, with the bottom weatherboards that match the colour orange clay tiles. Unlike the majority of houses built at this time, which had hipped roofs, 4 Daisy St has an intersecting gabled roof. It features deep eaves lined with timber, double bargeboards, and a vent on the front gable which echo the bungalow style that had preceded it. The building retains an original Huntly brick chimney (partially painted white) and timber-framed windows in combinations of double casement or casement and awning.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

¹⁹ *Palmerston North Houses, 1880 – Present Day*, Ken Tremaine, 1986.

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 4 Daisy Street has direct association to Herbert Gadd, Claudelands Grocery Store owner c. 1920s-1950s, who is believed to have built the garage on the property; and James Beresford Whyte, a member of the New Zealand Expeditionary Force, who is believed to have had the house built after purchasing the property with his wife in 1944. However, neither of these individuals are known to have historical significance in wider Hamilton, the Waikato District, or New Zealand.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 4 Daisy Street has moderate significance with regard to historical patterns that followed WWII, when there was widespread residential construction driven by government investment. The property also demonstrates the economic and social trends of the time through the architectural style adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 4 Daisy Street is of moderate significance as one of a group of private dwellings that display post WWII residential architecture. Its single storey 'Z' shaped form, gabled roof with clay tiles, Huntly brick chimney and economical materiality, all contribute to distinctive aesthetic and stylistic attributes that reflect the effects that World War II had on construction techniques in New Zealand.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The designer and builder of the dwelling are unknown. It is possible that there was no designer involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 4 Daisy Street is of moderate significance as a surviving example of an intact 1940's residential dwelling. Although a common building typology at the time, it is now a rare example of its type with many similar</p>

	<i>post WWII structures being demolished for modern development, or highly modified to the point of non-recognition.</i>
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Moderate
	Explanation: 4 Daisy Street is a well-preserved example of post WWII architecture in Hamilton and is still relatively intact in its original form with what can be assumed to be its original decorative elements. The additional dwelling to the rear of the site, constructed into the 1970s, reflect changes made for subsequent occupants and are mostly unseen from the street. However, the original dwelling appears largely unaltered, thus retaining the original essence of the building, particularly from the front elevation.

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Low
	Explanation: The dwelling at 4 Daisy Street has some significance associated with its setting. The lot has retained the site boundaries defined in 1924. The house is set back from the street, with a reasonably sized front lawn and low fence ensuring that the house is highly visible from the streetscape. The second dwelling built at the rear of the original house in the early 1970s has impacted on the setting, although this is not easily perceived from the street.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Low
	Explanation: 4 Daisy Street has low significance as a local landmark although maybe recognised by the local community as an example of an unusual older dwelling.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</i>	Level of Significance: Moderate
	Explanation: 4 Daisy Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20 th century.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of</i>	Level of Significance: Low
	Explanation: Due to its age, appearance, style, and setting 4 Daisy Street has some group value as one of a number of early post WWII dwellings in the Five Cross Roads area.

the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: The dwelling at 4 Daisy Street has low technological significance as it uses standard materials and construction techniques for the time period.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the dwelling at 4 Daisy Street is thought to have been constructed circa 1944, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 4 Daisy Street is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or</i>	Level of Significance: Low
	Explanation: The dwelling at 4 Daisy Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site, occupied for approximately 100 years; but has no commemorative or symbolic significance. It is

<p><i>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><i>likely that the place has significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</i></p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>Through further documentary research and physical investigations, 4 Daisy Street has some potential to contribute to information about the history and architectural development of 1940's residential housing styles in the Hamilton area.</i></p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic/Architectural Qualities: | Moderate |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 4 Daisy Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA34/140 (1884)
CT SA61/201 (1891)
CT SA104/21 (1901)
CT SA285/247 (1919)
DP 17179 (1923)
DP 18036 (1924)
CT SA657/300 (1934)
CT SA794/10 (1942)
DPS 18783 (1974)

Hamilton City Council Heritage Inventory Assessment Form Draft

4 East Street

Five Cross Roads, Hamilton



Figure 1: Arts and Crafts Dwelling at 4 East Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.



Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

Source: ATL

The wider area known as 'Five Cross Roads' refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned

most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Claude (Figure 4); the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³ Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

The property at 4 East Street was originally located in the Kahikatea swampland to the north of the Hamilton East settlement, according to the 1864 survey map drawn up by William Australia Graham. After the clearing of the swamp and establishment of land allocations in the 1870's, the property which would come to encompass 4 East Street was contained within Lot 3 of Section N on the 1879 plan of Claudelands (Figure 3). A more detailed 1879 survey plan (DP 79) shows Lot 3 of Section N on the corner of East Street and Taupiri Road/ Hukanui Street (now Brooklyn Road), with Section N being partially within Allotments 216, 222 and 223. The original certificate of title for the property, dated 1884 (SA34/140), details the transfer of Lot 3 from Francis Richard Claude to Walter Derham, a "London England Barrister at Law". Derham would hold Lot 3 for over a decade until he transferred the property to Wesley Spragg in 1900 (SA99/83).

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² *Miropiko Reserve Management Plan, HCC (2001)*

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

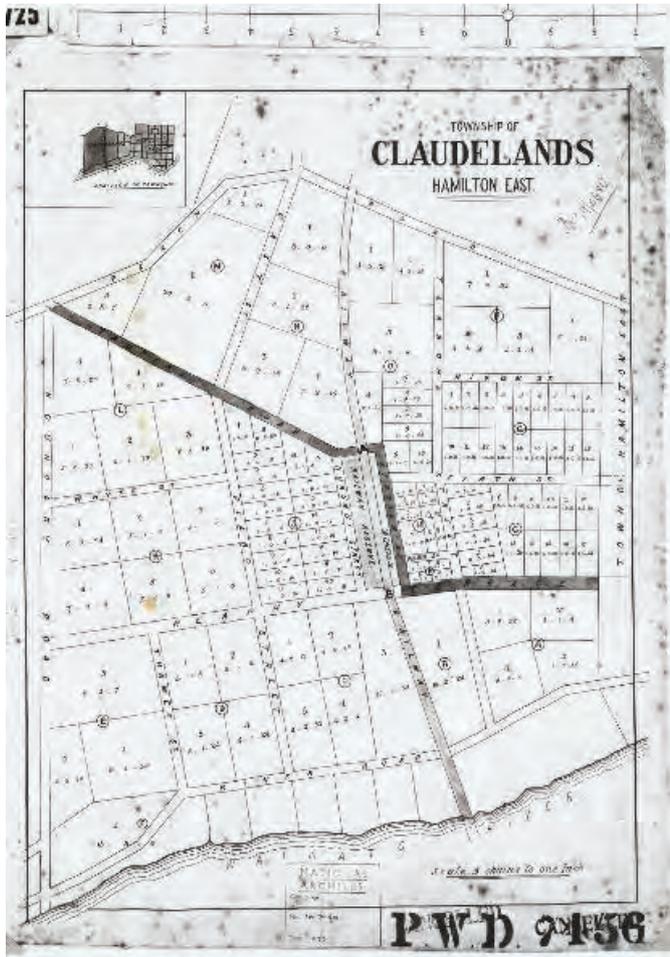


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives

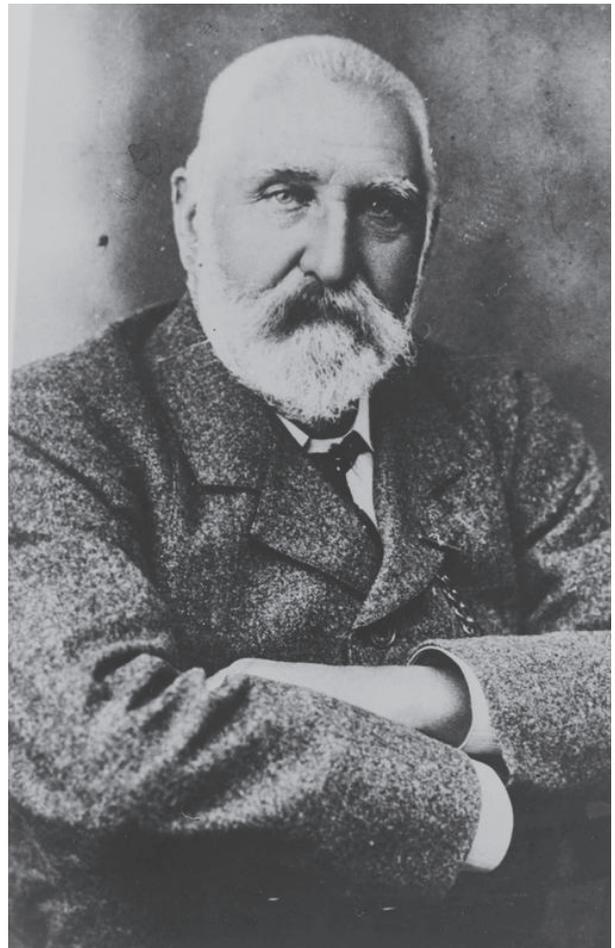


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

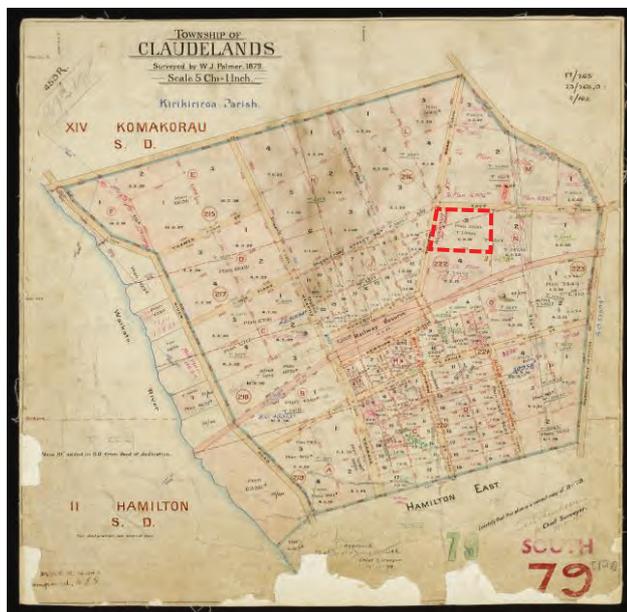


Figure 5: Survey plan showing the subdivision of Claudelands, 1879.
Source: LINZ

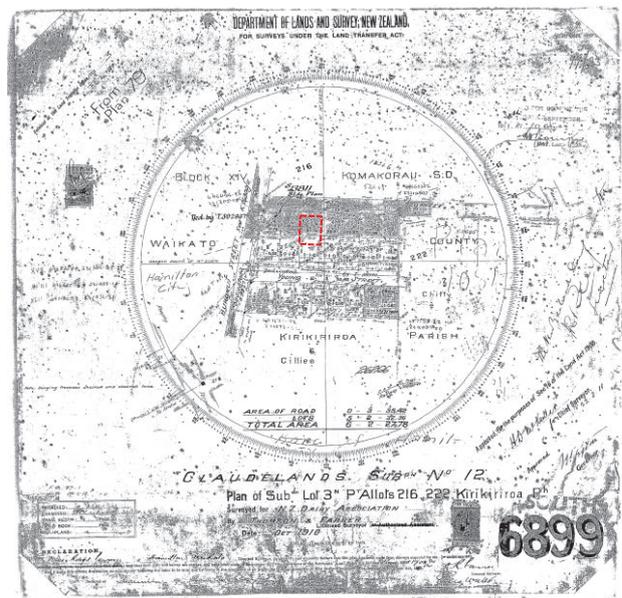


Figure 6: Survey plan DP 6899 showing the subdivision of Lot 3, 1910.
Source: LINZ

Spragg transferred that Lot 3 of Pt Allotment 216, to the New Zealand Dairy Association Limited in 1902. In 1910, Lot 3 was surveyed for subdivision into 22 smaller lots (DP 6899) and the current boundaries of 4 East Street, being Lot 3, were defined (Figure 6). This subdivision led to multiple transfers in 1911. In July 1911, Lots 1-3 & 8-10 were transferred to John Edward Chitty (Jack), who mortgaged the land that same year. During the early 1920's Chitty transferred Lots 1, 2 & 8-10; but he retained the property at 4 East Street which he mortgaged in 1923.

Jack Chitty, who was born in Hamilton in 1889, was an architect. He was first employed by F. E. Smith in Hamilton before he worked for Cecil Wood in Christchurch and Bacon & Aitken in Wellington. After returning to Hamilton, he worked in partnership with Thomas Stevenson Cray, moving to offices in Victoria Street, Hamilton, after the partnership was dissolved in 1924.¹⁰ Chitty is well known for designing the Hotel Frankton (1929) and St Mary's Convent Chapel (1926);¹¹ however, he also designed several houses and commercial buildings. While there is no documentary evidence to confirm that Chitty designed the dwelling at 4 East Street, his prominence as an architect and the style of the house mean that it is likely he was the designer. The mortgage in 1911 suggests that the house may have been constructed following Chitty's purchase of Lots 1-3 and 8-10, which were positioned back-to-back and could therefore be utilised as one large lot. However, if this is the case, then Chitty was careful to site the dwelling well within the boundaries of Lot 3, indicating that he intended to sell the other lots in the future. Alternatively, the dwelling may have been constructed in circa 1923, around or after the sale of Lots 1, 2 and 8-10. A tender for "erection of a two-storey cottage in East Street, Claudelands" is advertised by Chitty in the local papers in October 1922, and may refer to this property.¹² Chitty also owned other properties on which he built houses of his own design.¹³

The property at 4 East Street remained in Chitty's possession until 1937, when he transferred it to Francis William Burley (Hamilton Draper). Winter of July 1953 saw the Frankton, Hamilton East and Claudelands areas experience extreme rainfall, resulting in many homes being isolated by flood.¹⁴ Images taken at the time show that the front entrance to 4 East Street sat above the water line but was surrounded by water on July 5th, 1953 (Figure 7 and Figure 8).¹⁵ A number of other conveyances of the property occurred throughout the mid to late 20th century, though none of these are of historic significance. Historic aerials indicate that the current garage appears to have been constructed between 1943-1948. Hamilton City Council building consent files illustrate that there were significant extensions proposed to the rear of the dwelling in 1981 and the ancillary flat was added circa 1986.

¹⁰ *Waikato Times*, 3 July 1924

¹¹ https://www.nzia.co.nz/media/5565735/map_05_aplusguideplustopluswaikatoplusarchitecture.pdf

¹² *Waikato Times*, 19 October 1922

¹³ 111 Peachgrove Road, Hamilton East, is believed to be one example

¹⁴ https://hwe.niwa.co.nz/event/July_1953_Upper_North_Island_Flooding

¹⁵ <https://heritage.hamiltonlibraries.co.nz/objects/9224/claudelands-flooding>



Figure 7: Photo taken of 4 East St from 1 East St, July 5th Claudelands 1953 Flood.
Source: Hamilton City Libraries



Figure 8: Photo taken of 4 East St from 1 East St, July 5th Claudelands 1953 Flood.
Source: Hamilton City Libraries, HCL_12654

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the street front of East Street, which joins Brooklyn and Peachgrove Roads, prominent streets in the Five Cross Roads area. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Claudelands Showgrounds.

2.2 Property Details

Legal Description: Lot 3 DP 6899

Parcel ID: 4480670

Current Certificate of Title ref: SA376/195

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 4 East Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

An increasing number of New Zealand architects became interested in the arts and crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand-crafted detail. Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys.

The dwelling at 4 East Street is a two-storey Arts and Crafts dwelling estimated to have been constructed between 1911 and 1923. As the name implies, this style was concerned with the integration of art through craftsmanship, emphasising truth in materials and expression of function. Pioneered in the UK in the mid-19th century, the style began to appear in New Zealand in the 1890s. It was a relatively informal style that could incorporate elements of other vernacular styles. As was often the case with Arts and Crafts designs of this period, elements of the Californian bungalow style are incorporated into the design. The front entrance faces East Street (north) with an alternate entry point from the driveway to the east.

The building has rusticated weatherboard cladding on the bottom storey with mitred corners. Two design elements are employed to emphasise the second storey: jettied (overhanging) floors, which is particularly deep on the front (north) elevation, emphasised by the use of oversized timber brackets; and a change in the wall cladding from weatherboard to half-timbering. The window joinery is timber, and a combination of casements with and without fanlights have been used. The steeply pitched roof of three intersecting gables gives the building a more cottage-like scale, typical of the Arts and Crafts style. Bungalow-type features include the exposed rafter-ends and box-bay windows.

When comparing the current dwelling with the historic images in Figures 7 & 8, the dwelling appears to be largely unchanged externally at the northern end. Hamilton City Council building consent files indicate that the building has been subject to several phases of renovations. A sizeable extension was made to the south (rear) of the dwelling in 1981 and the new entrance/decking were modifications made circa 1989. It is difficult to assess the extant quality of these modifications without access to the site.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 4 East Street has a direct association with John Edward (Jack) Chitty who owned the property from 1911 until 1937, and likely designed the house. Chitty was an architect of historical significance to Hamilton and the wider Waikato where he was born and returned to practise during the 1920s and 1930s after working in Canterbury and Wellington.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 4 East Street has moderate significance with regard to historical patterns in the region. Although built after the turn of the century and the initial settlement of the Hamilton area, it is set in an urban landscape laid out in the 1870's after the swampy land was purchased and developed by Francis Claude. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p> <p>Explanation: 4 East Street is an example of an early 20th century Arts and Crafts dwelling that displays elements of the Californian bungalow style. Its two storey form with external timber half panelling, unusual combination of window types, steep gable roofs and overhanging second storey, are distinctive aesthetic and stylistic attributes that confer high architectural significance. The period of time in which the house was built was a time of significant development in this part of Hamilton, following the subdivision of much larger sections into smaller lots suitable for urban dwellings.</p>

<p>ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: High</p> <p>Explanation: Although not confirmed by the historic record, it is likely that the dwelling was designed by John Edward (Jack) Chitty who was a prolific practitioner during the 1920s and 1930s, and made a significant contribution to Hamilton and the wider Waikato region. While he is best recognised for designing buildings such as the Hotel Frankton (1929) and St Mary’s Convent Chapel (1926) which both feature on the NZIA’s ‘A Guide to Waikato Architecture’,¹⁶ Chitty’s work included factories and agricultural buildings, commercial buildings, and residential buildings including several dwellings. The dwelling at 4 East Street enlarges the understanding of the breadth of Chitty’s work, and of his preference towards using the Arts and Crafts and Californian bungalow styles in residential architecture which is evident in some of his other house designs.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p> <p>Explanation: 4 East Street is of high significance as a surviving example of an intact early 1900’s Arts and Crafts style residential dwelling that also uses elements of the Californian bungalow. While these styles were not uncommon throughout New Zealand during the 1920s, Arts and Crafts dwellings, in particular, were often architecturally designed and therefore relatively unique. This is the case with 4 East Street. This dwelling is now a rare example of its type with many similar structures being demolished for modern development, or highly modified to the point of non-recognition.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 4 East Street is a well-preserved example of a residential building in the Arts and Crafts style. The elements of the Californian Bungalow that can also be seen in its design reflect the period of construction which is likely to be the 1920s. On the exterior, the building is still relatively intact with unmodified original features retained. Alterations and extensions have been made to the dwelling since its construction, reflecting the changing needs of its occupants. These been executed sympathetically, meaning that the building retains a moderate level of integrity overall.</p>

¹⁶ https://www.nzia.co.nz/media/5565735/map_05_aplusguideplustopluswaikatoplusarchitecture.pdf

c. Context or Group Qualities	
<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The boundaries of the property at 4 East Street were defined in 1911, and have not changed since. The dwelling was constructed after these boundaries were defined and was sited accordingly, regardless of whether or not the adjacent sections were not built on at the time. Buildings added to the grounds, including a small detached cottage or sleepout in the northwest corner (circa 1996) and a garage in the southeast corner, have impacted on the physical and visual character of the site, but not to such an extent that the setting no longer contributes to the overall significance of the place.</p>
<p><i>ii. Landmark: The historic place is an important visual landmark or feature.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 4 East Street has low significance as a local landmark although maybe recognised by the local community as an example of an unusual older dwelling.</p>
<p><i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 4 East Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century.</p>
<p><i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Due to its age, appearance, style, and setting 4 East Street has some group value as one of a number of early 20th century dwellings in East Street, and the Five Cross Roads area.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 4 East Street has low technological significance as it uses standard materials and construction techniques for the time period.</p>

contribute information about technological or engineering history.	
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e. Archaeological Qualities	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 4 East Street is thought to have been constructed circa 1911-1923, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 4 East Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 4 East Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site, occupied for approximately 100 years; but has no commemorative or symbolic significance. It is likely that the place has significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Through further documentary research and physical investigations, 4 East Street has some potential to contribute to information about the history and architectural development of the Arts and Crafts and Californian bungalow styles in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic/Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 4 East Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)
'A Guide to Waikato Architecture Block Map 5,' NZIA

4.2 Historic Titles, Deeds and Survey References

CT SA376/195 (1923)
CT SA181/26 (1911)
CT SA99/83 (1900)
CT SA61/201 (1891)
CT SA34/140 (1884)
DP 6899 (1910)
DP 79 (1879)

Hamilton City Council Heritage Inventory Assessment Form Draft

4/13 Manning Street

Hamilton Central, Hamilton



Figure 1: The dwelling at 4/13 Manning Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives

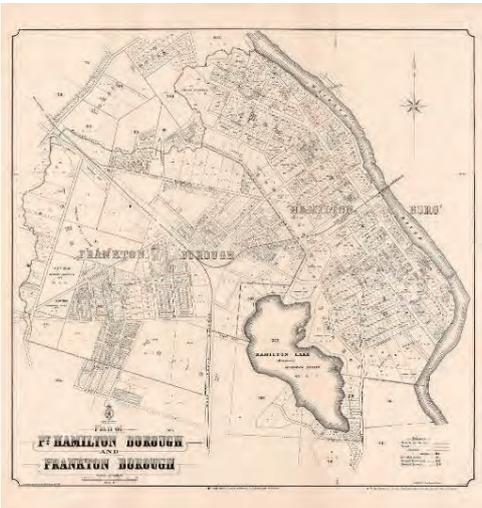


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

Manning Street was dedicated as a road following a survey in 1916. It was part of a subdivision of Sections 17 and 18, and Part Sections 19 and 20 of what was then referred to as 'Hamilton West'. These sections, on the southern perimeter of what is now Hamilton Central, were part of an area that had been designated as Town Belt. Local papers report that the Hamilton Domain Board put their lease of Section 17 up for sale in 1914, but there do not appear to be any similar advertisements for the other Sections.

The oldest available record for the property is a Certificate of Title dated to 1917 which identifies Harry Thomas Gillies, solicitor, as the owner of Sections 17 and 18, and Part Sections 19 and 20 (SA261/268). This corresponds with the 1916 survey, which identifies H. T. Gillies as the owner. Three streets, including Hammond Street, were part of Gillies' subdivision, along with 78 residential lots (DP 11512, Figure 6).

Gillies transferred his entire estate to Owen Martin Monckton later in 1917 (SA295/285), who then began to sell of the individual lots (SA349/21). In June of 1922, Monckton sold Lot 73, which would come to encompass 13 Manning Street, to Archibald MacDonald, architect (SA393/114).

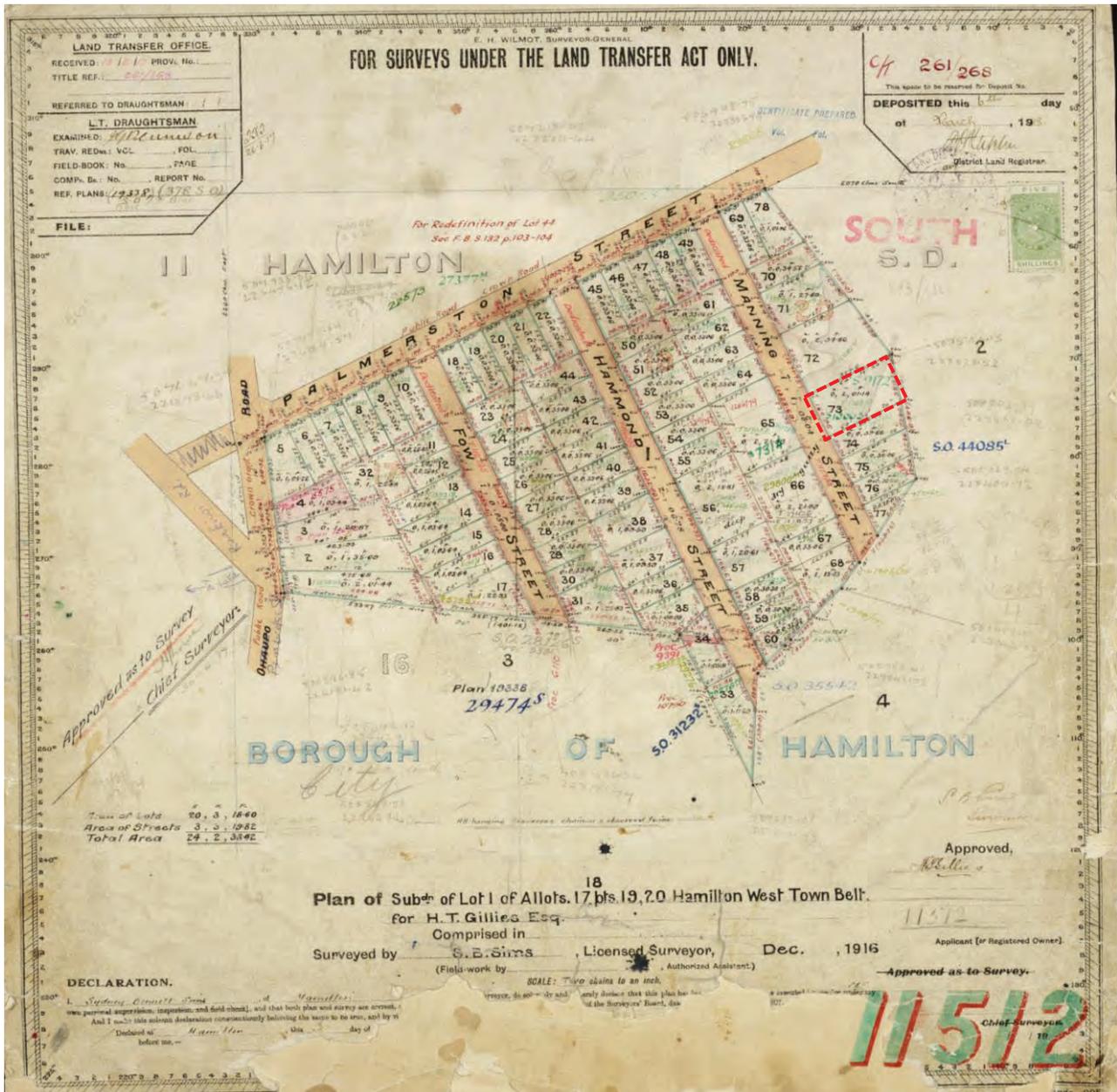


Figure 6: 1916 survey plan. Lot 73, which would eventually become 4/13 Manning Street, is indicated.
Source: LINZ, DP 11512

Historic newspaper articles show that MacDonald was actively working as an architect in the 1920's and 1930's in the Hamilton area, and had served as the architect to various boards and

groups such as the Buller Hospital Board and the Nelson Board of Education.⁴ Considering MacDonald's profession, the Certificates of Title, survey plans, and extant building (described below), it is considered most likely that the dwelling at 4/13 Manning Street was built in or soon after 1924 when the property was purchased by MacDonald. Mac Donald owned the property until 1937.

In 1965, the property was owned by Lloyd Charles Allen, solicitor, who subdivided the section into an 'L' shaped area for the creation of new flats to the northern edge of the property (SA5B/2) (Figure 7). The historic residence remained at the rear of the site.

In 2019, the site was subdivided again so that the rear section and the historic residence sat independently of the narrow front section which was redeveloped into flats with a right-of-way driveway (DP 536377).

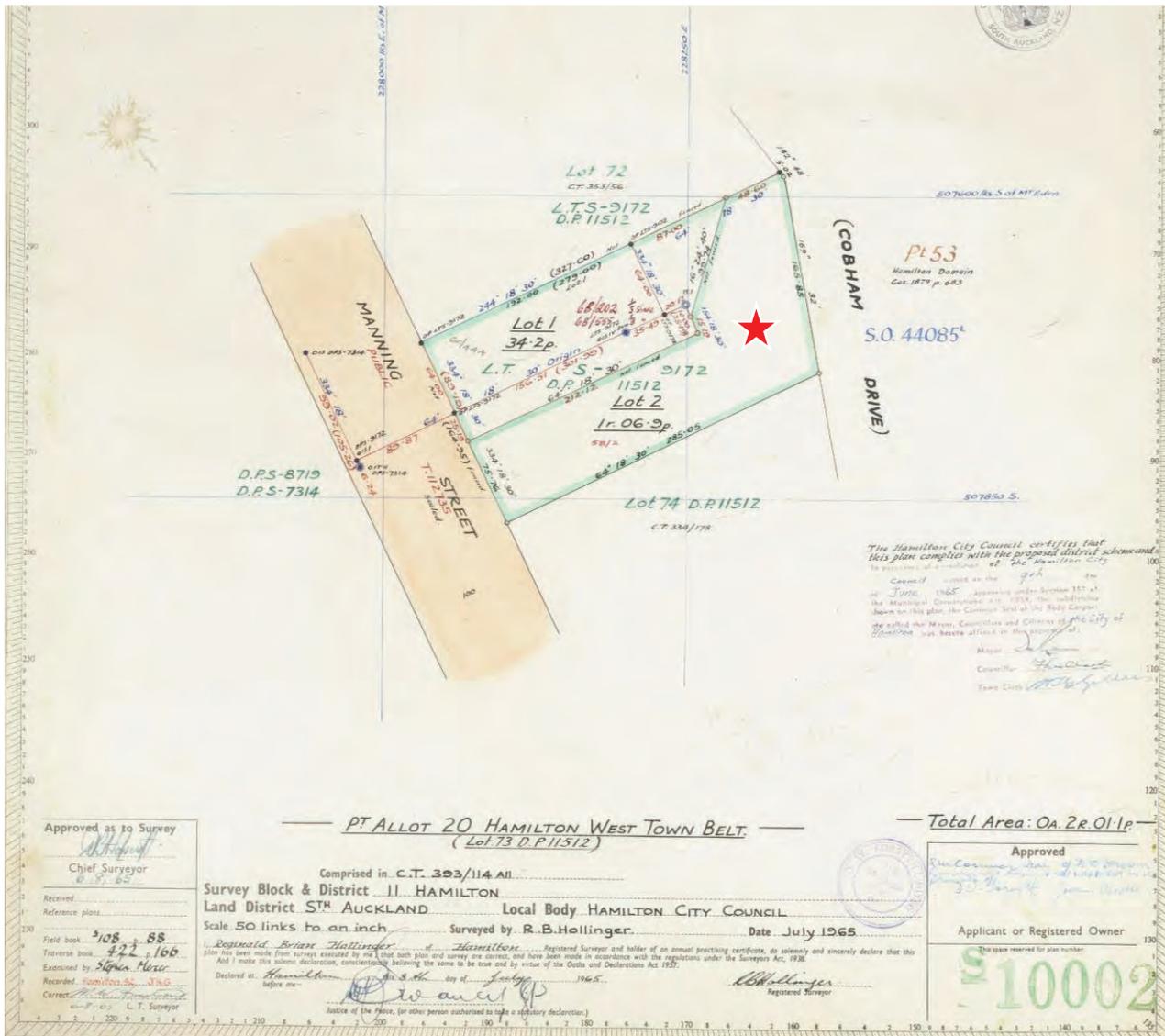


Figure 7: Snip of 1965 survey plan showing the subdivision of what was previously Lot 73. The location of the historic residence is indicated.

Source: LINZ, DP 10002

⁴ Waikato Times, Volume 105, Issue 17768, 20 July 1929, Page 9



Figure 8: 4/13 Manning Street, as viewed from the driveway.



Figure 9: Aerial of 4/13 Manning Street, at the rear of what was originally Lot 73.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the rear site of the eastern side of Manning Street in the suburb of Hamilton Central. The surrounding area is entirely residential and dense vegetation exists to the rear of the property. The building is not visible from the street due to its location on the rear site. The site was first subdivided in 1965, and then again in 2019.

2.2 Property Details

Legal Description: Lot 1 DP 536377

Parcel ID: 8002351

Current CT: 889611

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the property may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The two-storey dwelling at 4/13 Manning Street is an unusual take on the Arts and Crafts style, constructed c.1924. An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) with an emphasis placed on hand crafted detail. Characteristics of the Arts and Crafts style included steeply pitched roofs often clad in Marseilles tiles, mixed use of cladding including half timbering, exposed and rendered brick, and towering chimneys.

The informality of the Arts and Crafts style meant that it often incorporated elements of other styles that were popular at the time. At 4/13 Manning Street, elements of the Bungalow style are evident.

The dwelling has a central two-storey section with a steeply pitched tile-clad hipped roof that flares out at the edges. The building's eaves are noticeably deep. Two tall brick chimneys are evident, rotated 45 degrees to sit at an angle when viewed front on. The ground floor of the two-storey section is exposed brickwork, while the first floor is rendered. These features are all common to Arts and Crafts dwellings.

The single storey sections either side of the centre are also rendered. The composition is held together by the strong vertical line of the overhang between the ground and first floors which extends above the window line to one side, and around the garage to the other; and by the subtle four-diamond motif that can be seen in both the rendered and bricked surfaces.

At the centre of the first floor is a striking curved bay window with lead lighting, which eludes to the curved bay windows of the Bungalow. Other windows also feature leaded glass, which was common to the Bungalow style, but also commonly featured in Arts and Crafts.

It is likely that the building has been modified over time to suit the changing needs of its occupants. However, no consent or other information about the property is held by Hamilton City Council.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown. *e.g. future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The building at 4/13 Manning Street has some significance for its association with locally known individuals of the early 20th century; particularly Archibald MacDonald, an architect who was locally recognised.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance in terms of historical patterns. The property was gradually subdivided from a large estate and then a residence was built in the popular architectural styles of the time – a process which can be seen all over the region, and the country, in the early 20th century.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance for its unusual interpretation of the Arts and Crafts style, blending elements of the Bungalow style that was popular during the 1920s. The central two-storey section of the building, in particular, is highly distinctive for its form, scale, materials and craftsmanship, with the steeply-pitched hipped roof, curved bay window, and mixture of exposed brickwork and rendered surfaces.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The architect of the building was Archibald MacDonald, a local architect in the Hamilton area who designed the building for himself and resided there for over a decade. The builder is unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as an entirely unique, architecturally designed early 20th century dwelling in the Arts and Crafts style.</p>

<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The dwelling appears to have high authenticity, though without historic images or drawings, it is difficult to verify this.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The value of the dwelling is somewhat extended by its setting; however, the property has been subdivided multiple times, and this has reduced the physical dominance of the building and the character of the setting.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no landmark value as it is not visible from the street.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 4/13 Manning Street has some continuity value, having stood for approximately 100 years. The subdivision of the historic section mean that the contribution that the place once made to the character of the street and wider area have been compromised.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of remaining early 20th century dwellings in Hamilton city. It is also one of several unique buildings that feature blended styles in Manning Street and the surrounding streets in this part of Hamilton Central.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some technological value for its design and use of materials which were standard for the time period.</p>

particular construction technique or has potential to contribute information about technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 4/13 Manning Street was constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Occupied for approximately 100 years, 4/13 Manning Street makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 4/13 Manning Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA261/268 (1917)
CT SA293/285 (1917)
CT SA349/21 (1922)
CT SA393/114 (1924)
CT SA5B/2 (1965)
DP 11512 (1915)
DP 10002 (1965)
DP 536377 (2019)

Hamilton City Council Heritage Inventory Assessment Form Draft

6 Claudelands Road

Hamilton East, Hamilton



Figure 1: Corner bay villa at 6 Claudelands Road, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was one of Hamilton's first established suburbs. It was occasionally referred to as 'Irishtown' from the 1870s until the mid-20th century, and a significant number of those who settled there were of Irish descent. A number of other Irish Catholics came to live near the Catholic Church and convent that were established in the area. Many of the streets in the area were named after notable personalities who took part in the New Zealand Wars, including Governor George Grey and Maori chief Te Awaitaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps.

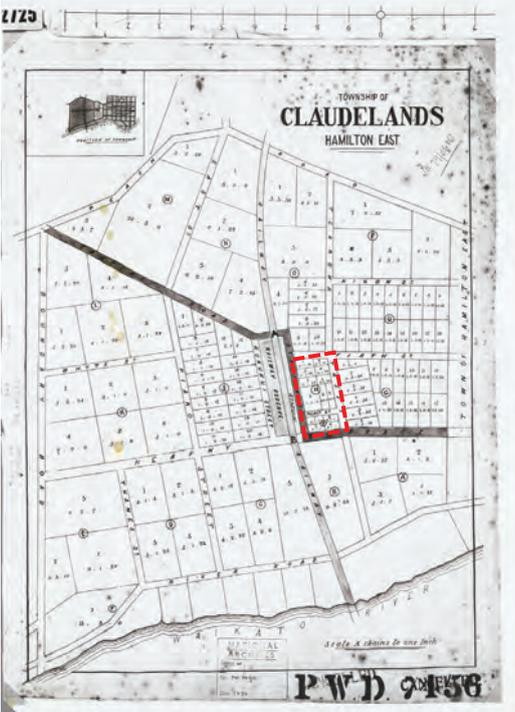


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives

Figure 3: Survey of Claudelands, showing block H on Station Street (DP 79), 1879.
Source: LINZ

The wider area known as 'Five Crossroads' refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³

Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶

The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

Claudelands Road, formerly known as Station Street, sits on the boundary of Hamilton East and Claudelands. The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where the land was transferred from Francis Richard Claude to Walter Derham, Barrister at Law. This is corroborated by a land purchase advertised in historic newspaper archives in 1895, which states 'W. Derham: Claudelands (on the boundary between Claudelands and Hamilton East), 20 acres, £200', and 'W. Derham: Claudelands, 5 acres, £50'.¹⁰

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² Miropiko Reserve Management Plan, HCC (2001)

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁰ Waikato Times, Volume XLV, Issue 3595, 18 July 1895, Page 2

In 1886, a large number of leases from this original section of land were granted to various parties. In 1887, transfer of some of the land was granted to Mary Smith, wife of Charles Smith. A mortgage was also established from Walter Derham to Isabella Wilkie of Auckland in 1888, for a large number of sections. In the same year, a further transfer of land from Derham to Charles William Empson of London was made, though this was reversed in 1891. The 1891 certificate of title (SA61/201) shows a considerable subdivision of the remaining land to multiple parties. By 1901, the land on which 6 Claudelands Road sits was owned by farmer, Alexander Davidson Milne.

There were a few conveyances following this, one of note was transfer to and mortgage of the property by Henry Sims Hardley in 1905. A newspaper article that same year, discussing the erection of new buildings in Claudelands states that Mr H Hardley had a 7 roomed villa built by Mr F. E. Smith.¹¹ A survey plan for Mr Hardley shows that he subdivided blocks I and H into what appears to be the existing sections we see today, with 6 Claudelands Road sitting on 'Section 6' (DP 3726). Mr Hardley appears in the Waikato papers many times during the early 1900s. At a meeting of the settlers of Claudelands in 1903, Mr Hardley motioned that the group needed to petition the Railway Authorities for the erection of a footway alongside the existing railway bridge to connect Claudelands with Hamilton (West).¹²

In June 1906, Hardley transferred lot 6 to builder, Robert Henry Coombes, who received the property's first mortgage in 1907. The next mortgages occurred between 1916 - 1917 and were by Frederick John Marfell, a local estate agent.



Figure 4: Survey plan, dated 1906 (DP 3726).
Source: LINZ

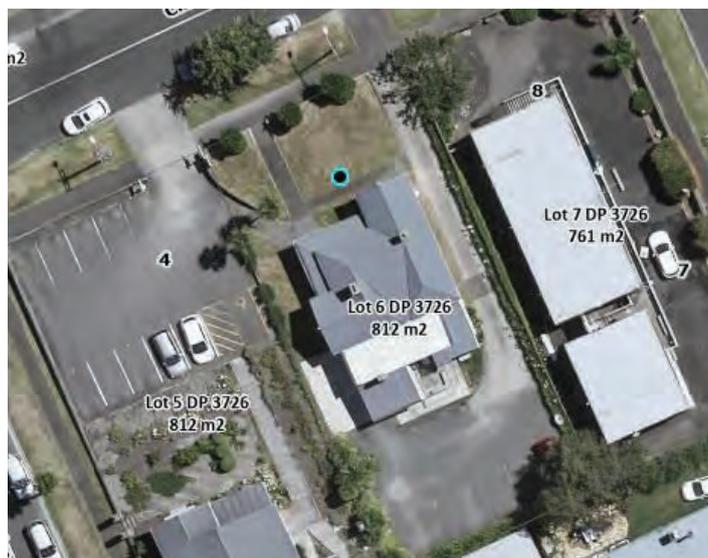


Figure 5: 6 Claudelands Road set back from a prominent corner site, 2021. Note: data captured when chimneys were in situ.
Source: HCC GIS

It is difficult to estimate the exact construction date of the dwelling at 6 Claudelands Road; however, comparing the certificate of title and survey plan information with the design of the extant building (discussed below), the dwelling was likely constructed between conveyances by Hardley in 1905, and the mortgage by Marfell in 1917. Newspaper articles confirm that Hardley had a villa in Claudelands constructed in 1905 by F E Smith. As a builder, it is also possible that the dwelling was constructed by Robert Henry Coombes circa 1907. Both construction dates are likely, however currently, neither date can be confirmed formally. Aerial photography of 1943 confirms

¹¹ Waikato Times, Volume LV, Issue 6638, 9 February 1905, page 2.

¹² Waikato Argus, Volume XIV, Issue 1510, 19 March 1903, Page 2.

the current building has been on the site in its current position at and prior to the date the photography was taken.

2. Physical Description

2.1 Setting - Site Description

The property is located at the corner of Claudelands Road and Palmer Street, in Hamilton East. This site sits alongside the trainline on the boundaries of Hamilton East and Claudelands areas. The surrounding area consists of a mixture of residential dwellings and commercial properties.

2.2 Property Details

Legal Description: Lot 6 DP 3726

Parcel ID: 4274850

Current Certificate of Title ref: SA134/257

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 6 Claudelands Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 6 Claudelands Road is a good example of an early 20th century corner bay villa which still retains much of its historic detailing. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

The villa became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased - with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally in their designs. The popularity of the villa started to dwindle after WWI but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common also), with a verandah to the street facing elevation along with copious decorative embellishments (unless removed prior). Like other styles popular during the same time period in New Zealand, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as formal in nature and layout.



Figure 6: 'Typical' villas.
Source: Various

The dwelling at 6 Claudelands Road is a corner bay villa estimated to have been constructed between 1905 - 1907. In plan, the dwelling follows the typical form of a corner (double bay) villa, mostly symmetrical with a lean-to area at the rear (south) of the building. The building had two large brick chimneys to the north and west and a third smaller chimney to the lean-to at the south. These presumed original chimneys were dismantled between December 2020 – December 2021. The property has projecting bays to the north (faceted bay), and west (flush bay). The building has horizontal bevel back timber weatherboard cladding and a timber frame roof with corrugated metal roof cladding.

The property has an open verandah, with bullnose roof cladding detailing, which faces onto Palmer Street and Claudelands Road. The verandah has modern vertical boarding to close the deck to ground level. The windows are timber framed double hung sash units with decorative sill panels, to the north, east and west elevations. The flush bay to the west has a large triple double hung sash unit. Door joinery, with raised panels, are of timber. All windows and doors appear to be original units.

A number of decorative elements remain, such as eaves bracket fretwork, raised panels and roundels to the bay gables with a delicate dentil course below. The eaves have a repeating bold double bracket and double triangle with roundel raised detail, which repeats to the north, east and west. The verandah posts have decorative brackets with smaller brackets across the fascia. The gables have their (presumed) original decorative finials.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 6 Claudelands Road has some association with locally known individuals in the 19th and early 20th centuries, notably the former property owner Henry Sims Hardley, petitioner of the Claudelands footbridge, who was a person of historical significance in the local area.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 6 Claudelands Road has moderate significance with regard to historical patterns in the region. Although likely built after the turn of the century and the initial settlement of the Hamilton area, it is set in an urban landscape laid out in the 1870's after the swampy land was purchased and developed by Francis Claude. The property is also an example of domestic architectural development, being one of a rare group of early 20th century corner villas, with moderate integrity and which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private, relatively wealthy, homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 6 Claudelands Road is of high significance as a surviving example of this type of early residential corner bay villa, built in the early 1900's within Hamilton. Its form is relatively uncommon with the bay villa being a high status property for its time of construction. The property is distinctive due to its scale as a large villa, its aesthetic design and extent of ornamentation, which give it significance within the Hamilton region.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The builder of the dwelling is unknown. It is possible that the dwelling was designed by local Architect F. E. Smith and or built by Robert Henry Coombes. Further detailed research may provide additional useful background information for its construction.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 6 Claudelands Road is of high significance as a surviving example of an intact early 1900's corner bay villa of this size, with this level of ornamentation and original fabric. This corner villa is now uncommon and a rare example of its type within the Hamilton region, with many similar structures being demolished for modern development, or having been highly modified.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 6 Claudelands Road is a well-preserved example of an early 1900's corner bay villa within Hamilton. The villa retains its original form, with decorative features in place. Three original chimneys appear to have been removed since December 2020, thus partially reducing the integrity of the dwelling. Later adaptations and alterations reflect changes made for subsequent occupants however these do not reduce the overall integrity of the original building. The rear extension is subordinate to the main original plan and form of the corner bay villa.</p>

c. Context or Group Qualities

	<p>Level of Significance: Moderate</p>
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<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Explanation: 6 Claudelands Road has moderate significance for its setting, having not been subdivided since the original 1906 subdivision (DP 3726). The visual appearance of the villa on its original site, facing but set back from the road is of importance to its value, as it demonstrates an example of a prominent, high status private dwelling, at the time of its construction.</p>
<p><i>ii. Landmark: The historic place is an important visual landmark or feature.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 6 Claudelands Road has low significance as a local landmark, although will be somewhat recognised by the local community as an example of a typical older high status private dwelling.</p>
<p><i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 6 Claudelands Road makes a contribution to the established built character of the street. It provides evidence of early residential development in this part of Hamilton. The property on its set back plot is unlikely to have been altered in its position since construction thereby providing continuity value for the street and local area. The property forms an early and integral part of the development narrative of the neighbourhood.</p>
<p><i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, original appearance, style, and setting, 6 Claudelands Road has some group value as one of a remaining few early 20th century corner bay villas which are dispersed across the Hamilton region. Although not in proximity to each other the remaining collection of corner bay villas across Hamilton have coherence because of their age, appearance, style, scale, and materials, Being part of this rare group amplifies the heritage value of the property.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The villa at 6 Claudelands Road has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 6 Claudelands Road is thought to have been constructed between 1905 and 1917, the area on which it sits is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 6 Claudelands Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property at 6 Claudelands Road provides some evidence of historical continuity for the local area having been a prominent architectural feature since the early 20th century. The property also provides cultural continuity as it forms a physical record of the development of high status domestic architecture for the local area.</p>

g. Scientific Qualities	
	<p>Level of Significance: Low</p>

<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p><i>Explanation: The place has some potential to contribute to information about the history and architectural development of the particular villa styles which developed in the Hamilton region in the early 20th century.</i></p>
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3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

The place is considered to be of significant heritage:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 6 Claudelands Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA34/140 (1884)
CT SA61/201 (1891)
CT SA106/20 (1901)
CT SA134/257 (1906)
DP 3726 (1906)

Hamilton City Council Heritage Inventory Assessment Form Draft

6 Marama Street

Frankton, Hamilton



Figure 1: The dwelling at 6 Marama Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several

Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas Jolly was also awarded land in this area by Crown Grant. Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would later be named after him. Jolly donated much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

The property at 6 Marama Street was originally encompassed within a Crown Grant for Allotments 1 and 1A in Frankton (then part of the Te Rapa Parish) which was awarded to Thomas Jolly in 1880 (SA19/227). In 1888, Jolly transferred a portion of the land that he had subdivided off the estate in 1886 (DP 818) to Mary Wright, wife of Charles Wright (SA57/168).

In turn, Wright sold to J. E. Tidd in 1910 who proceeded to commission a survey plan for the area in preparation for subdivision (DP 6603, Figure 6). As part of this subdivision, the western end of Marama Street was created, linking it to Seddon Street.³

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ Marama Street was indicated on Jolly's earlier survey in 1886, but was not formally created until 1910.



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives

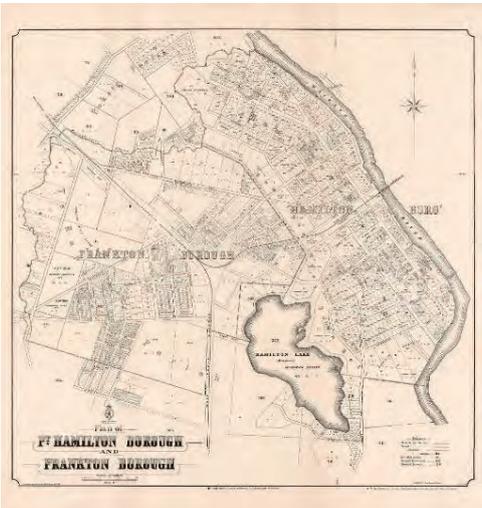


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives



Figure 6: 1909 survey plan. Lot 32, which would eventually become 6 Marama Street, is indicated.
Source: LINZ, DP 6603

Tidd sold eight lots to Arthur Thomas Maunder in two transactions: first, Lots 27-30, being numbers 10, 12, 14 and 16 Marama Street in 1910; and second, Lots 31-34, being numbers 2, 4, 6 and 8 Marama Street in 1913 (SA57/168).

Arthur Thomas Maunder is identified on the Certificates of Title as a builder. He was the son of Thomas Willis Maunder, who had arrived in New Zealand in 1875 with his family.

Some of the details of TW's earlier career are hazy. He was listed on the electoral roll as a farmer at Hinuera in 1881, though living in Hamilton West, and it is possible he was the Maunder of Maunder and Bostock who tendered (unsuccessfully) for building jobs in Paeroa and Northcote in 1883 and 1884 – his wife's maiden name was Bostock.

After their marriage in 1882 TW and Fanny had two children, a daughter Fanny Edith in 1884 and a son, Arthur Thomas, in 1887.

In 1889 [the] Maunder [family] had a flaxmill at Frankton which was shifted to Kaniwhaniwha, near Whatawhata in 1890; TW had a butter box factory in Frankton in 1889; in 1892 Maunder & Son set up a sawmill on the Waipa River. TW established a general hardware business in Hamilton and was the agent for the Mountain Rimu Timber Company, selling “every class of dressed timber and mouldings” and with 1,000,000 feet of building timber in stock of “finest mountain grown rimu”. The business included that of undertaker: “Best style. Lowest charges”.⁴



Figure 7: Maunder family on their verandah, 1901. T. W. Maunder is seated on the verandah and A. T. Maunder is in the bed.

Source: Hamilton City Libraries, HCL_16650

Given this background, it is possibly not surprising that Arthur Maunder went into the building trade, and later took up property development.

In 1914, advertisements for a “five-roomed house, bath and copper” to rent in Marama Street began to appear in the Waikato papers, with applications to be made to A. T. Maunder.⁵ Similar advertisements appear throughout 1915 and 1916 for houses on Marama Street, Seddon Street, and Norton Road, as well as various commercial premises in Frankton, suggesting that Maunder had established quite an extensive property portfolio. In May 1919, A. T. Maunder notified land agents and the general public that “I have sold my four houses in Marama street, Nos. 28, 29, 31

⁴ *The Dead Tell Tales*, 14 August 2021

⁵ *Waikato Times*, 2 May 1914

and 32".⁶ This confirms that Maunder was selling his properties in Marama Street with houses on them.

Certificates of Title SA171/64 and SA202/254 confirm the transfer Lots 27, 28, 31 and 32 from Maunder to Peter Haggart in September 1919. While these numbers do not align exactly with those in the notice that had appeared in the papers in May, it may be assumed that these properties all had existing houses. This is corroborated by the extant buildings at 6, 8, 10, 12, 14 and 16 Marama Street which are all of very similar design and share common detailing.⁷

In 1924, Haggart sold Lot 32, which is now 6 Marama Street, to John Daniel Jack, farmer (SA387/242). Jack owned the property for two decades until his death in 1943, at which time the property was transmitted to his solicitor and sold to James Findlay. A number of other conveyances are recorded in the 20th and 21st centuries, but none are of historic significance.



Figure 8: Marama Street in the 1920's, before Lots 31-34 (foreground) were built on.
Source: ATL, ID: HCL_01016



Figure 9: Aerial of 6 Marama Street.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Marama Street in the suburb of Frankton. The surrounding area is entirely residential, and the railway runs to the north of the property. The building is easily visible from the street and sits in a row of other similar historic villas.

2.2 Property Details

Legal Description: Lot 32 DP 6603

Parcel ID: 4412124

Current CT: SA387/242

⁶ *Waikato Times*, 28 May 1919

⁷ The dwelling at 14 Marama Street has been heavily modified, but the roof form suggests that it was originally the same as the other dwellings.

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building at 6 Marama Street is an example of a small 20th century villa, constructed c.1912.

The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s, beginning as fairly simple dwellings in the late 19th century. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide.

After the turn of the century, villas became much more decorative as time, and affluence, progressed. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so decoration was applied liberally. Villas constructed during this era, between 1900-1920, are known as 'late' villas, or 'bay' villas for their trademark faceted gabled bays.

Characteristics of late villas often included an asymmetrical gabled form (though both double bay villas and corner villas are relatively common too), with a verandah to the street facing elevation and excessive decorative embellishments (unless removed prior). Like other styles popular during the same time period, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as very formal.





Figure 10 – Examples of 'late' villas, built between 1900-1920

The dwelling at 6 Marama Street has all the hallmarks of an early 20th century villa with the hipped roof form and bullnose verandah canopy, both clad in corrugated steel; the projecting faceted bay window with gable above; decorative fretwork, bay window brackets, and turned balusters; and timber-framed joinery including double-hung sash windows with moulded facings.

The bevel-back weatherboards, lower roof pitch, absence of eave and gable-end decoration, and vertical baseboards with a slight flare are common to villas of the mid-1910s and mark the start of the transition from villa to bungalow that occurred in the late 1910s and early 1920s. The most unusual feature of the building are the bargeboards, with heavy semi-circular ends.

The front door of the dwelling has been replaced. A later addition has been made to the rear of the building, which may incorporate an original lean-to. There are no records to confirm the date or extent of this addition.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The building at 6 Marama Street has some significance for its association with locally known individuals of the early 20th century; particularly A. T. Maunder who was responsible for multiple residential developments in Frankton, following in the footsteps of his father, T. W. Maunder. There are no other known associations with organisations, groups, institutions, or activities.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>6 Marama Street has moderate significance in terms of historical patterns. The property was subdivided from a large estate, and was one in a line of properties developed at the same time, with buildings of very similar design and construction, that were later sold individually.</i></p>
b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The building at 6 Marama Street has some architectural significance as an example of an early 20th century villa, representative of a significant period of development in Frankton. As a small villa with typical stylistic features, it is not particularly distinctive, but exhibits a reasonable level of craftsmanship.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>The dwelling was constructed by A. T. Maunder, a builder who was responsible for multiple housing developments in Frankton in the early decades of the 20th century.</i></p>

<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Low
	Explanation: The villa at 6 Marama Street is not particularly unique or uncommon, but has some rarity value as an early 20 th century villa that is relatively unmodified.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: High
	Explanation: The dwelling appears to have retained the majority of features from the time of its construction, including its timber-frame joinery and its ornamentation. There has been an addition at the rear, but this is not highly visible.

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: The property at 6 Marama Street has not been subdivided since 1910, prior to construction of the extant dwelling, and therefore adds value to the place.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None
	Explanation: The place has no particular landmark value.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: The dwelling at 6 Marama Street has moderate continuity value, having stood for over 100 years, and making a contribution to the character of the street and wider area.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: High
	Explanation: The place has high group value as one of a number of very similar authentic early 20 th century villas on Marama Street that was constructed by A. T. Maunder. Many of these villas, and the plots on which they are located, remain largely unmodified.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some technological value for its design and use of materials which were standard for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Occupied for approximately 110 years, 6 Marama Street makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.</p>

<i>people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</i></p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | High |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 6 Marama Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA19/227 (1880)
CT SA57/168 (1888)
CT SA171/64 (1905)
CT SA202/254 (1912)
CT SA295/181 (1919)
CT SA387/242 (1924)
DP 818 (1886)
DP 6603 (1909)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Telephone Exchange

7 Caro Street, Hamilton Central, Hamilton



Figure 1: The building at 7 Caro Street, formerly the Telephone Exchange.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct.

As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River – became established.

A 1940 survey plan shows that the Telephone Exchange was constructed on Lots 19, 20, and 21, at the corner of Caro Street and Anglesea Street (Figure 2). The 1966 Encyclopaedia of New Zealand stated that 77% of the nation's telephones were automatic by 1964, the third highest density of telephones in the world behind only the United States and Sweden.¹ It was clear that large telephone exchange buildings were required to facilitate the use of this new technology. The foundation stone for the new Hamilton Telephone Exchange was laid on November 4th, 1966.²

Historic images show that construction on the Hamilton Telephone Exchange was underway by 1967 (Figure 3), and the new Exchange was completed by 1968 (Figure 5). The finished building

¹ McEwan, *Memory Boxes – Caro Street Telephone Exchange* (2013)

² McEwan, (2013)

was the tallest in the CBD at the time of its completion and was built to the design of Government Architect Fergus Sheppard.³ Although the title “Government Architect” was often used unofficially, the title was formalised in 1909 to mean the head of the Architectural Division of the Public Works Department, which would eventually become the Ministry of Works.⁴ F. G. F. Sheppard served as Government Architect from 1959 – 1971.

The Ministry of Works were previously known as the Public Works Department, created in 1870 by Premier Julius Vogel to oversee New Zealand’s largest construction projects. The department was renamed the Ministry of Works (MoW) in 1943 under the Ministry of Works Act. The organisation was tasked with undertaking most major construction work across the country, including roading, power stations, military establishments, railways, and other architectural government projects. The Ministry supervised an expansive programme, costing approximately £1.5 million per week at its peak and employing hundreds of contractors and thousands of workmen, aided by professional, technical, and administration officers. For a period of time, a Government Architect and Engineer-in-Chief were also appointed to oversee the work and ensure continuity in direction and vision for the projects. The Ministry of Works and Development was eventually disestablished and privatised in 1988 after reform of the state sector in 1984 but leave behind a formidable legacy of public architecture and infrastructure projects across the country.

³ McEwan, (2013)

⁴ <https://www.wellingtoncityheritage.org.nz/architects/government-architect>



Figure 2: 1940 survey plan, with Lots 19, 20, and 21 – which would become the site of the new Telephone Exchange, indicated.
 Source: LINZ, DP 30210



Figure 3: The Telephone Exchange under construction, as seen from across Garden Place, 1967.
Source: HCL, ID: HCL_15006



Figure 4: The Telephone Exchange under construction, as seen from across Garden Place, 1967.
Source: HCL, ID: HCL_03205



Figure 5: The newly completed Telephone Exchange building as seen from across Garden Place, 1968.
Source: Archives NZ, ID: AAQT 6539 W3537 86 / A88267



Figure 6: The Telephone Exchange, as seen from Anglesea Street looking north, 1974.
Source: HCL, ID: HCL_14216



Figure 7: The Telephone Exchange, as seen from Garden Place, c. 1970's.
Source: HCL, ID: HCL_14405

2. Physical Description

2.1 Setting - Site Description

The former Telephone Exchange Building is located on a prominent site at the corner of Anglesea and Caro Streets, in the central city, opposite the Anglesea Street wall. The surrounding area is entirely commercial in nature. The building is constructed up to the footpath, has facades to both streets, is seven storeys tall, and is therefore clearly visible from its surroundings. The site has not been subdivided since 1940.

2.2 Property Details

Legal Description: Lot 19, 20, and 21 DP 30210

Parcel ID: 4427975, 4391660, and 4361285

Current Certificate of Title ref: 702777

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 7 Caro Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The former Telephone Exchange Building was designed in the Modern Movement, or International, style – designed by Government Architect at the time, Fergus Sheppard. The Modern Movement first came to New Zealand in the 1930's, having emerged overseas. The European-derived architectural language denounced historicism or revivalism and promoted instead a modern, 'machine-age' aesthetic where buildings were shorn of decoration and exhibited clean lines with simple elements and modular forms.

Modernism championed the idea that 'form follows function' – that the functions of a building should be architecturally expressed, and modern materials like steel, concrete and glass should be used to create open plan and light-filled interiors. After the Second World War the modernist language became the dominant architectural style for decades to come, especially for civic and commercial buildings. One of its leading advocates was the Austrian émigré Ernst Plischke, active in New Zealand during the mid-20th century.

Another key contributor was Government Architect between 1952-1959, Gordon Wilson, who designed a number of modern slab government office buildings, where the load of a building is carried by internal pillars and beams, leaving the walls to be clad in lightweight materials such as glass, which maximised lighting to the interior of the building.

The building is seven storeys in height and rectangular in footprint and massing, with the longest façade facing onto Anglesea Street (east) and a shorter façade to Caro Street (north). The main structure is of reinforced concrete. The base storey is double height than those above it and has

reinforced concrete buttresses, exposed aggregate concrete panels and glass block windows set into the northern end of the east elevation. The longer facades (east and west) feature 'brise soleil', or moveable fins, across the balconies of each storey with wire mesh below to close the balconies behind (Figure 9). Brise soleil is an architectural feature of a building that reduces heat gain within that building by deflecting sunlight. Behind the brise soleil fins are balconies with the window joinery set back.

The internal faces of the balcony walls to either end of the building have a mosaic/large section granolithic finish. This decorative patterned finish was originally the external façade finish for the side elevations, however this is now painted over in a grey coloured paint. The side elevations (north and south) of the building are constructed from large section concrete panels with small, square windows inset at regular intervals. The top storey of the building features a 'floating' roof, with skylights giving an 'open-air' impression. However, this floor has had some additions and modification with what appear to be mechanical and electrical plant rooms.



Figure 8: The former Telephone Exchange Building, as seen from Anglesea Street.



Figure 9: The fins on the Anglesea Street façade of the former Telephone Exchange building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate associative value for its direct connection to Government Architect F. G. F. Sheppard and the Ministry of Works within Hamilton.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance with regard to historic patterns of development in the region. The building is an example of the construction of architecturally designed infrastructure buildings of the 1960s. The building is also an example of the increasing affluence within Hamilton and demand for improved communications, denoting social and economic trends at the time of construction.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance as an example of a Modern Movement/ International Style civic building designed within Hamilton, by the Government Architect F.G.F. Sheppard and the Ministry of Works.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The place was designed by the Government Architect F.G.F. Sheppard and constructed under the control of the Ministry of Works.</p>

<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an uncommon example of a large-scale civic communications building within Hamilton, which is in the Modern Movement / International Style, and designed and constructed by the Ministry of Works.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building appears to have moderate authenticity with some modification evident to the upper floor. The original wall finishes are likely to be intact but covered by the current paint scheme. Overall the building has retained most of its most significant design and functional features.</p>

<p>c. Context or Group Qualities</p>	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance for its setting, being located in the city centre on a prominent corner site. The position of the building at a key commercial position for the CBD adds value and extends its significance.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate landmark value as visible, well-known civic infrastructure building in the central city. The building position and scale will provide a physical point of reference for occupants of the city and allow for orientation and description against its landmark value.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established historic commercial area of the street by providing evidence of material use and architectural design in this part of Hamilton during the mid-20th century. The building provides a key reference point for the narrative of the communications development of the Hamilton region.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which,</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of large-scale civic buildings in Hamilton, designed and constructed under the control of the Ministry of Works and designed in the Modern Movement / International Style.</p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Moderate
	Explanation: The place has moderate technological significance for its use of 'brise soleil' to the exterior. In addition, the construction of telephone exchange was a key technological turning point in the needs of the Hamilton region in the 1960's. The building was the first of its kind due to its technical achievement in servicing the growing demand for improved communications in the region.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: The archaeological value of the site is unknown.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or	Level of Significance: Low
	Explanation: The place has some cultural value for its use as a civic infrastructure building which served to connect thousands of businesses and households, via an improved

<p>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>telephone communication system, in the later part of the 20th century.</p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate potential to contribute information about the history of communications technology and the development of buildings for this purpose in the Hamilton area during the 20th century. This type of building has some potential to inform New Zealand building engineering history.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Moderate

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that the former Telephone Exchange Building at 7 Caro Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DP 30210 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

7 King Street

Frankton, Hamilton



Figure 1: Dwelling at 7 King Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

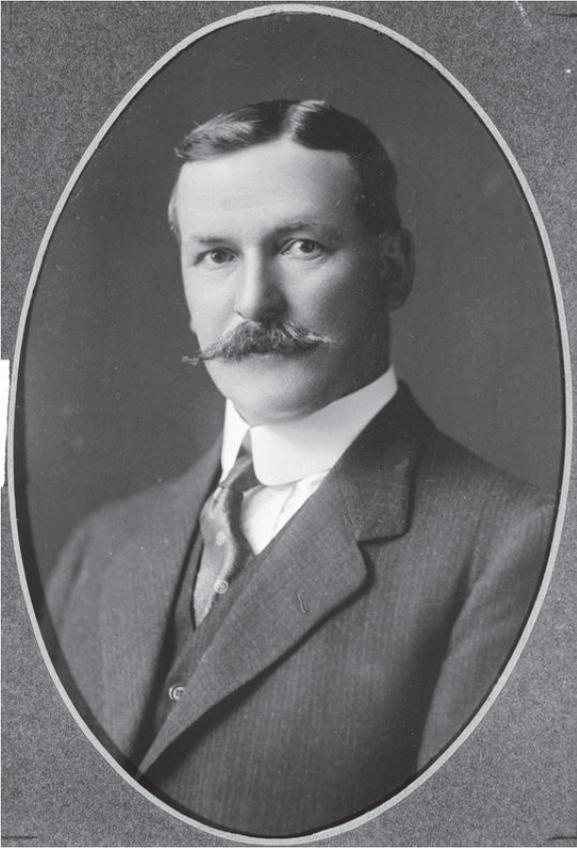


Figure 2: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.
Source: HCC Archives

The oldest record for the property that originally encompassed 7 King Street is a Deeds Index reference which shows that a Crown Grant of Allotment 1 in the Te Rapa parish was awarded to Larrett in 1867 (1W.930). Larrett transferred the land to Thomas Jolly in 1868 and Jolly proceeded to subdivide the large section of land in the late 19th and early 20th century. In 1916, Thomas Jolly died, and his son inherited his estate. He continued to subdivide and sell the land.

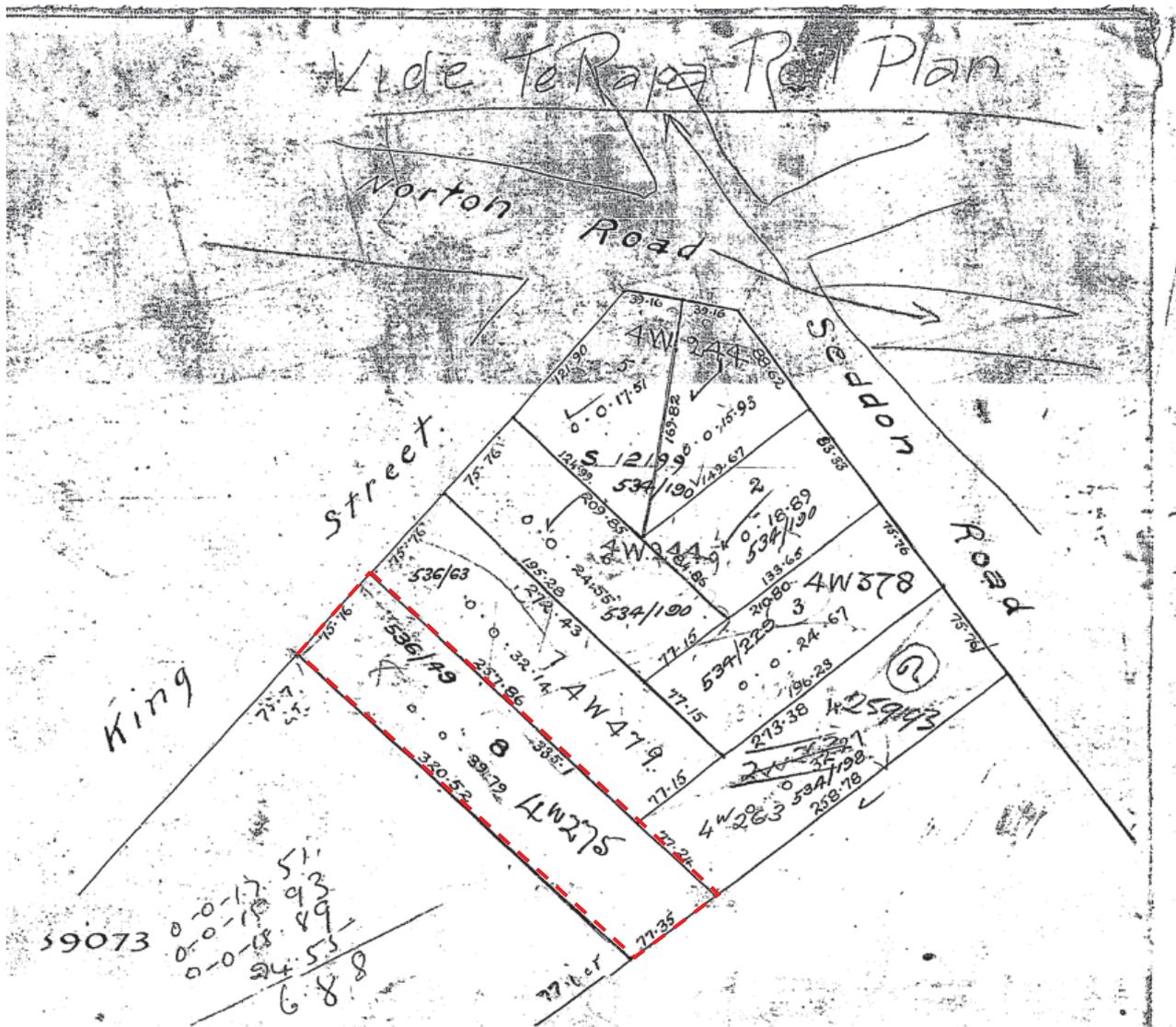


Figure 6: Part of Deeds Plan 102 South Auckland, undated, showing subdivision of Lot 8, referencing DI 4W.275. Source: LINZ

In 1918 Jolly transferred Lot 8 to Hodder and a new Deeds Index reference was created (4W-275) along with an associated roughly drawn Deeds Plan (102, Figure 6). Hodder took out a mortgage with Jolly in the same year, and then another mortgage in 1920. Hodder took out an additional two mortgages in 1923 and a further mortgage in 1926 before a Certificate of Title was created under the Land Transfer Act in 1931. The new document listed William George Hodder, carrier, as the landowner of Lot 8 fronting onto King Street in Frankton (SA536/49). The boundaries defined in this Certificate of Title align with the boundaries in Deeds Plan 102. The property was transmitted to his wife Mabel after Hodder passed away in 1934, and in 1936 Mabel conveyed the property to Ernest Edward Bevan.

A number of other conveyances are recorded in the 20th century, but none are of historic significance. Buildings have been constructed at the rear of the property, but it has not been formally subdivided.

Considering the Certificates of Title and the extant building itself, it is likely that the dwelling at 7 King Street was constructed between 1918 when Hodder purchased the land from Jolly, and 1926 when the last mortgage was taken out by Hodder.



Figure 7: Image showing 7 King Street at the intersection of King Street and Seddon Road, 1960's. Source: HCL, ID: HCL_03341.



Figure 8: Aerial image showing 7 King Street. Source: HCC GIS, 2021.

2. Physical Description

2.1 Setting - Site Description

The property is located on the southwestern side of King Street, just south of the large intersection with Seddon Road, Norton Road, and Rostrevor Street. The surrounding area is mostly commercial in nature. The building is easily visible from the street, with some vegetation to the edge of the property obscuring viewpoints from certain angles. The site has not been subdivided since the early 20th century.

2.2 Property Details

Legal Description: Lot 8 DEEDS 102

Parcel ID: 4510036

Current Certificate of Title ref: SA536/49

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 7 King Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 7 King Street is a two storey Arts and Crafts building estimated to have been constructed between 1918 and 1926, an era known for "grand houses". As the name implies, the Arts and Crafts style was concerned with the integration of art through craftsmanship, emphasising truth in materials and expression of function. Pioneered in the UK in the mid-19th century, the style began to appear in New Zealand in the 1890s. It was a relatively informal style that could incorporated elements of other vernacular styles. As was often the case with Arts and

Crafts designs of this period, elements of the Californian bungalow style are incorporated into the design.

The building faces King Street (northwest) and is two storeys. As was common in buildings of the Arts and Crafts style, two different cladding types are used to articulate the different levels: in this case, stucco on the ground floor and shingles on the first floor. The shingles are finished in a bell-cast form which overhangs the ground floor and is studded with timber brackets. An unusual porch with arched openings and small columns supporting the roof above is a dominant feature of the front of the building.

The building features a combination of differently segmented or multi-paned windows which were often a feature of the Arts and Crafts style. The roof lines of the building vary significantly, with steeply pitched gables and shallow pitched dormers and awnings. Exposed rafters – a hallmark of the bungalow style - are evident throughout.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: None</p> <p>Explanation: 7 King Street has associations with locally known individuals in the 19th and early 20th centuries, but none are of particular historic significance.</p>

<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 7 King Street has moderate significance with regard to historical patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20th century 'grand houses', constructed in a range of architectural styles dispersed across Hamilton.</p>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: Due to its design, form, style, and ornamentation, 7 King Street is of moderate architectural significance as an example of an early 20th century 'grand house' constructed in a blend of Arts and Crafts and bungalow styles. Its two storey form with combination of cladding types, multi-paned windows, mixture of rooflines and imposing entrance porch are distinctive aesthetic and stylistic attributes that confer high architectural significance.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown. The size and style of the building mean that it is likely a designer was involved in planning the building.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 7 King Street is of moderate rarity as a surviving example of an early 20th century 'grand house' with some modifications. While the Arts and Crafts and bungalow styles were not uncommon throughout New Zealand during the 1910s and 20s, Arts and Crafts dwellings, in particular, were often architecturally designed and therefore relatively unique. The dwelling at 7 King Street is now a rare example of its type with many similar structures being demolished for modern development, or highly modified to the point of non-recognition.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 7 King Street is a well-preserved example of a residential building in the Arts and Crafts style. The</p>

when important modifications or additions were carried out.	elements of the Californian bungalow that can also be seen in its design reflect the period of construction which is likely to be c.1910s-20s. On the exterior, the building is still relatively intact with unmodified original features retained. Alterations and extensions have been made to the dwelling since its construction, reflecting the changing needs of its occupants. These been executed sympathetically, meaning that the building retains a moderate level of integrity overall.
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c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property at 7 King Street has moderate significance for its setting. The front of the property retains its original setting, and the site has not been subdivided since the early 20 th century.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 7 King Street has low significance as a local landmark likely somewhat recognised by the local community as an example of a large-scale historic dwelling.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 7 King Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20 th century.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: Due to its age, appearance, style, and setting 7 King Street has some group value as one of a number of early 20 th century 'grand houses' dispersed across Hamilton.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 7 King Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 7 King Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 7 King Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site, occupied for approximately 100 years; but has no commemorative or symbolic significance. It is likely that the place has significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history and architectural development which developed in the Hamilton area in the early 20 th century.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 7 King Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

DI 1W-930
DI 4W-275
CT SA536/49 (1931)

Hamilton City Council Heritage Inventory Assessment Form Draft

7 Queens Avenue

Frankton, Hamilton



Figure 1: The building at 7 Queens Avenue.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The earliest record for the land that would come to encompass the property at 7 Queens Avenue is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Allotment 369 - in the Frankton area. By 1891, Jolly had merged several Allotments that he owned into one large estate, and began subdividing this estate into smaller sections (SA61/79).

In 1896, ownership of the estate passed to Jolly's wife – Mary Ridout Jolly – after Jolly's death (SA61/79). During the following decade, Mary Jolly continued to subdivide this land and sell off

individual lots one by one.⁴ In 1906, Mary commissioned a survey plan to create new lots between the railway line and Hamilton Lake, south of Lake Road (DP 3493, Figure 6). The Jolly family retained Lot 2 of this subdivision; and commissioned a new survey of part of Lot 2, on the corner of Lake Road and what had, by then, become Queens Avenue, in 1915 (DP 10652, Figure 7).

After Mary's death, this group of properties passed to her daughter, Edith Jolly (SA266/278). In 1916, part of Lot 1 DP 10625, fronting onto Queens Avenue, was sold to Arthur Garfield Black, insurance inspector (SA257/41). Black immediately took out a mortgage, and held the property until 1920, when it was sold to George Henry Streiff.

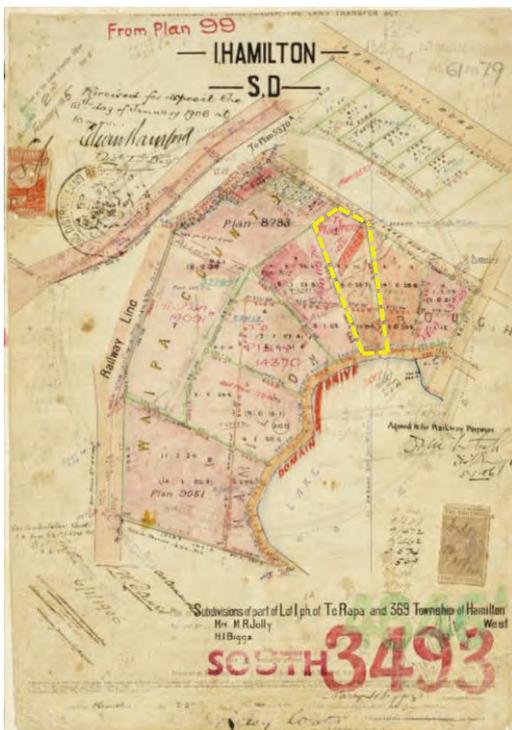


Figure 6: 1906 survey plan undertaken for Mary Jolly, showing the subdivision of the estate. Lot 2, which would eventually include 7 Queens Avenue, is indicated.
Source: LINZ, DP 3493

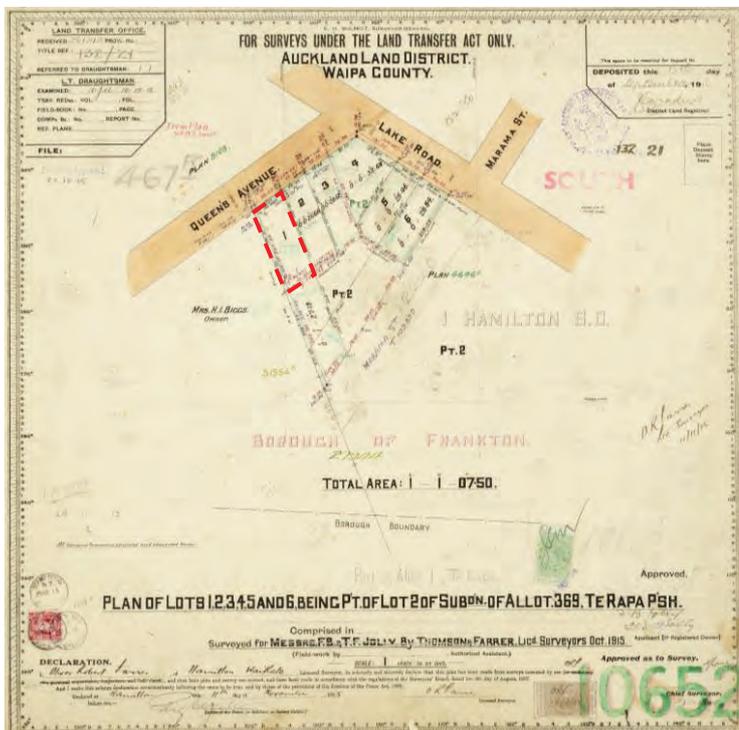


Figure 7: 1915 survey plan undertaken for Jolly, showing the subdivision of the estate. Pt. Lot 1, which would become 7 Queens Avenue, is indicated.
Source: LINZ, DP 10652

Streiff owned the property for a matter of months before it was transferred to Ruth Young, wife of Henry Acton Young. The property was transferred to Kathleen Elizabeth Marton, wife of James Archibald Marton, in 1922. Marton took out a mortgage, with the mortgagee being named as Ruth Young. The property was then transferred to Marguerite Thomas, wife of Malcolm James Thomas, in 1923. Thomas also took out a mortgage, with the mortgagee being named as Elizabeth Marton. This unusual set of circumstances is unexplained. Marguerite Thomas took out a further three mortgages against the property in 1924, and varied the terms of the mortgage in 1930, before selling to Aubert Henry Fennell Marton in 1946.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the dwelling was constructed between 1916 when Black purchased the property, and 1920 when it was sold to Streiff. However, it is also possible that it was not built until 1924 when three mortgages were taken out against the property by Marguerite Thomas. Despite its unusual

⁴ Waikato Times, 23 April 1878

appearance, which is almost commercial or civic in nature, historic newspaper articles advertising a house swap in the 1940s confirms that the structure is in fact a residential dwelling.⁵



Figure 8: The dwelling at 7 Queens Avenue, as viewed from the street.



Figure 9: Aerial of 7 Queens Avenue.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the southeastern side of Queens Avenue in the suburb of Frankton. The surrounding area is entirely residential. The building is visible from the street, though fencing to the perimeter of the property means that this visibility is limited.

2.2 Property Details

Legal Description: Part Lot 1 DP 10652

Parcel ID: 7239821

Current Certificate of Title (CT): SA257/41

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the property may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building at 7 Queens Avenue, built c.1916-1924, is constructed in an almost commercial style, and has strong similarities to the bungalow.

⁵ Waihi Daily Telegraph, Volume XXXII, Issue 5262, 4 October 1946, Page 3

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910. The dwelling at 7 Queens Avenue appears to have been more influenced by the English and Australian bungalows in its appearance and use of materials.

Typical characteristics of the bungalow style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form which features a curving bay window to one side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafter-ends in the eaves. Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. The dwelling at 7 Queens Avenue is different in that it has a symmetrical frontage and is constructed in brick. The large capped and rendered pillars that frame the edges of the building and the recessed entrance porch, which feature embedded globes rising above the roofline, are also a highly unusual feature that is not typical of the bungalow style. However, the deep entrance porch, multipaned windows, and deep eaves with exposed rafters are all typical of the bungalow style.

3. Evaluation

3.1 Assessment Criteria

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place is associated with locally known personalities of the late 19th and early 20th century. However, these associations are distant (in the case of the Jolly family) or are not considered to be of historic significance.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th centuries.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The building has high architectural significance as an extremely unusual interpretation of the bungalow style. The form, scale, and appearance of the building, which is almost commercial, are highly distinctive. The combination of exposed brickwork and rendered pillars, with their unusual ornamentation, are particularly special attributes that are not found on other buildings of this period in wider Hamilton.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown. However, given the style of the building, it is likely that an architect was involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an unusual interpretation of the bungalow style.</p>

<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: As an unusual example of its type, and without historic images or original drawings, the authenticity of the place is unknown.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property at 7 Queens Avenue has not been subdivided since the dwelling was constructed. The position of the dwelling, raised above the street, adds further grandeur to the composition of the building itself, and moderately extends its significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some landmark value. It is a distinctive building that is visible from the street and is likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 7 Queens Avenue has moderate continuity value for its contribution to the character of the street and wider area, having stood for approximately 100 years.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 7 Queens Avenue has some group value as one of several early 20th century residences constructed in this part of Frankton.</p>

d. Technological Qualities

<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 7 Queens Avenue has low technological value. Although the appearance of the building is unusual, the materials and methods of construction used were typical of the time period.</p>

particular construction technique or has potential to contribute information about technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 7 Queens Avenue was constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Occupied for approximately 100 years, 7 Queens Avenue makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 7 Queens Avenue be scheduled in Plan Ranking: Category B.

4.2 Bibliography and References

General Sources:

- Alexander Turnbull Library Archives*
- Hamilton City Council Archives*
- Hamilton Council E-Maps and GIS Services*

Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

CT SA16/108 (1872)
CT SA61/79 (1891)
CT SA132/21 (1906)
CT SA257/41 (1916)
DP 3493 (1906)
DP 10652 (1915)

Hamilton City Council Heritage Inventory Assessment Form Draft

7 Radnor Street

Hamilton Central, Hamilton



Figure 1: The building at 7 Radnor Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly.¹ Thomas' son, Francis (Frank) Bertrand Jolly, would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives

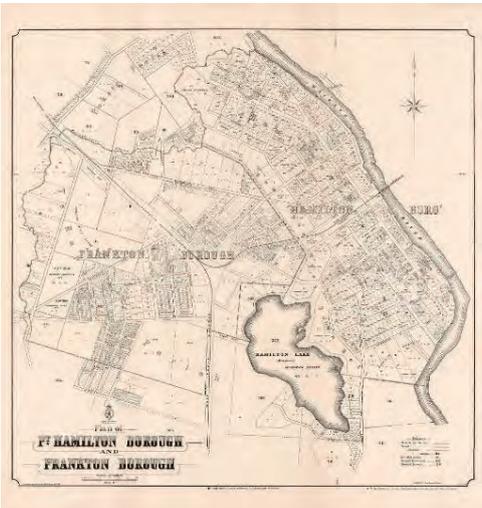


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The earliest record for the property is a Deeds Index Reference which dates to 1870 and shows a Crown Grant of 1 acre was awarded to John Atkinson (DI-2W-806). Atkinson immediately conveyed the land to Webb in the same year, and four decades later Webb conveyed the land to Grocott in 1912. Grocott appears to have subdivided the property and sold off the smaller lots in sections during the 1910's and 1920's.

In 1919, Grocott sold one of the Lots to Le Petit and a new Deeds Index reference was created (DI-4W-316). Le Petit immediately conveyed the section to Dixon and Dixon took out a mortgage in 1920.

Three years later, Dixon conveyed the property to Wake, and a new Certificate of Title was created under the Land Transfer Act in 1926 (SA503/84). This gave Cecil Barry Wake, solicitor, as the owner of the property. Wake owned the property for the next decade before conveying it to Agnes Wilson in 1937. Historic newspaper archives showed that the Wilson's advertised regularly throughout the mid-20th century for music tuition services at their home at 7 Radnor Street. A number of other conveyances are recorded in the 20th and 21st centuries, but none of these are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the dwelling was constructed on or after 1919 when Le Petit purchased the property from Grocott.



Figure 6: 1905 survey plan. Section 75, which would eventually include 7 Radnor Street, is indicated. Source: LINZ, DP 3572

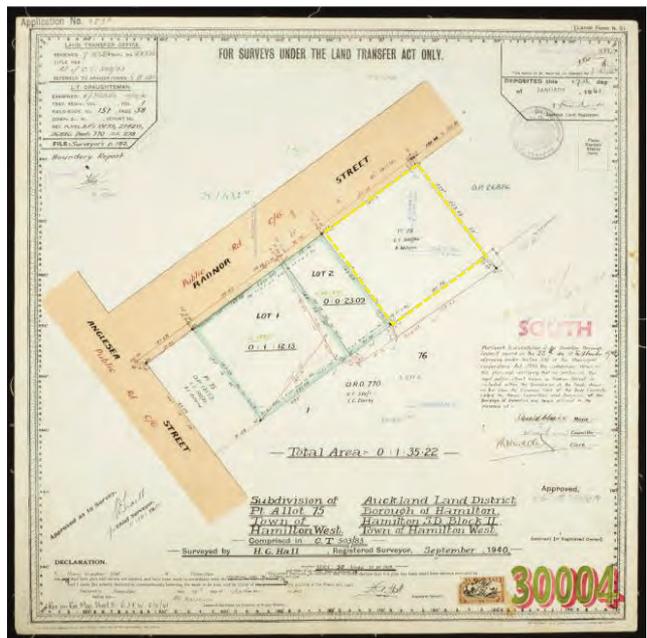


Figure 7: 1940 survey plan. Pt. Lot 75, which would eventually become known as 7 Radnor Street, is indicated. Source: LINZ, DP 30004



Figure 8: Side elevation of 7 Radnor Street, as viewed from the street.



Figure 9: Aerial of 7 Radnor Street. Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on a large site on the southeastern side of Radnor Street in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is easily visible from the street. The property appears to not have been subdivided since the 1940's.

2.2 Property Details

Legal Description: Part Allot 75 TN OF Hamilton West

Parcel ID: 4555886

Current Certificate of Title (CT): SA503/84

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 7 Radnor Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building has been constructed in an interpretation of the Bungalow style. The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910.

Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and usually an asymmetrical form which features a curving bay window to one side of the front street facing elevation. Other typical configurations can include a decorated central porch with symmetrical projecting bay windows to either side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light window panes are also a common feature of this archetype, as is the use of shingles for cladding.



Figure 10: 'Typical' bungalows.
Source: Various

The single-storeyed dwelling at 7 Radnor Street has many bungalow elements, such as the low-slung gabled roofs, exposed rafters, and window canopies, with a large veranda.

The building is clad in a mixture of bevelled back weatherboards and or stucco render to the porch areas, and the roof is clad in corrugated metal.

There are two gables to the roof. The larger of the two gables projects past the line of the front verandah and has bold projecting fascias and large purlin projections with decorative support brackets. Within the gable is a lozenge shaped perforated opening creating a dramatic appearance to the main entrance way. The smaller of the two gables is set back within the roof line further to the south and has the same projecting fascias and purlin projections with decorative brackets, plus a louvered window set within the gable. Soffits to the gables are TG&V boarding. There is a large decorative chimney with a wide cap, to the centre of the roof.

Windows are mainly timber-framed casements whilst some have lead cames. The north elevation has a swept shingled canopy over a projecting bay window which is likely to be original.

There is a c.1960 carport to the north of the main entrance which has; exposed rafters at the eaves bold projecting fascias and large purlin projections with decorative brackets, stucco rendered facades/columns and weatherboard gables with perforated opening, all in keeping with the detailing of the main dwelling.

There is a modern extension to the south which has weatherboard cladding and aluminium windows. A large timber deck has been to the extension.

3. Evaluation

Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p> <p>Explanation: <i>The place has no known association with any individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century. The property is an example of domestic architectural development, being one of a group of decorated and distinctive 20th century bungalows, with some integrity, which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</i></p>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building is of moderate significance as an unusual and distinctive example of a fairly large early 20th century bungalow. The bold and heavy gables are a particularly special attribute.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an unusual and distinctive example of a 20th century Bungalow.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low overall with the addition of the 1960s carport and modern extension to the south. However the building has retained some integrity and some of its most significant features from the time of its construction, in particular the heavy and bold gables, although modification is evident.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some significance for its setting on a large site which hasn't been subdivided since the 1940's. Although the building is largely obscured from the roadway.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has moderate landmark value. It is highly visible from the street and is likely somewhat recognised by the local community.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low landmark value as a highly visible Bungalow building which is likely somewhat recognised by the local community.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a number of bespoke 20th century Bungalows in Hamilton city and makes a contribution to the continuity and established built character of the street/neighbourhood by providing evidence of domestic architectural design in this part of Hamilton.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological value for its design and use of materials which were standard for the time period.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	Level of Significance: Low
	Explanation: The place has some cultural significance for its contribution to a shared sense of identity and history in the local area.

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history and architectural development of the Bungalow style in the Hamilton area.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- a) Historic Qualities: Moderate
- b) Physical/Aesthetic / Architectural Qualities: Moderate

c) Context or Group Values:	Low
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 7 Radnor Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DI 2W-806
DI 4W-316
CT SA503/83 (1926)
DP 3572 (1905)
DP 30004 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

7 Seddon Road

Frankton, Hamilton



Figure 1: The dwelling at 7 Seddon Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly.¹ Thomas' son, Francis (Frank) Bertrand Jolly, would inherit much of this land and become a major landholder after his father passed away. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original historic fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives

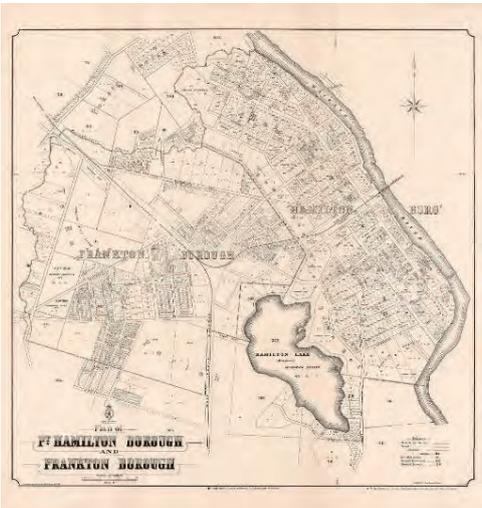


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The earliest record for the property is an 1880 Crown Grant awarding Thomas Jolly (Figure 2) a large section of land in the Frankton area (SA19/227). In 1888, Jolly transferred this section of land to Mary Wright, wife of Charles Wright (SA57/168). In turn, Wright sold off a section of her estate to J. E. Tidd in 1910 who proceeded to commission a survey plan for the area in preparation for subdivision (Figure 6). In 1922, Lot 45 was sold to James Edwin Tidd, farmer, and the son of J. E. Tidd (SA355/178). Tidd Jnr. sold the property the following year in 1923, to Janet Catherine Walton,

who owned the property until her death in 1934. A number of other conveyances are recorded in the 20th and 21st centuries, but none of these are considered to be of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the dwelling was constructed in or soon after 1922/1923 when Tidd Jnr. inherited Lot 45 from his father, and then conveyed it to Janet Walton.



Figure 6: 1909 survey plan. Lot 45, which would eventually become 7 Seddon Road, is indicated.
Source: LINZ, DP 6603

2. Physical Description

2.1 Setting - Site Description

The site is located on the western side of Seddon Road in Frankton. The surrounding area is a range of residential dwellings, recreational spaces, and commercial facilities. The dwelling is easily visible from the street and is located on a rise above ground level.

2.2 Property Details

Legal Description: Lot 45 DP 6603

Parcel ID: 4417466

Current Certificate of Title ref: SA355/178

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 7 Seddon Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 7 Seddon Road is an unusual example of a Bungalow. The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and usually an asymmetrical form which features a curving bay window to one side of the front street facing elevation. Other typical configurations can include a decorated central porch with symmetrical projecting bay windows to either side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light window panes are also a common feature of this archetype, as is the use of shingles for cladding.



Figure 7: 'Typical' bungalows.
Source: Various

The dwelling at 7 Seddon Road has some of these bungalow elements, such as the low-slung gabled roof with corrugated metal cladding, exposed rafters, and window canopies, but is otherwise atypical. The buildings form features a second gable to the side elevation, and a triple arched opening forming the enclosure to the veranda at the street and side facing elevations. This arched segment of the building is clad with shingles– a material commonly used in the construction of bungalows, but not in this particular application. The front elevation has sweeping timber balustrades and steps from veranda to ground level giving an element of grandeur.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known associations with individuals or groups of historic significance.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 7 Seddon Road has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20th century bungalows, with good integrity and which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 7 Seddon Road is of moderate significance as an unusual example of an early 20th century bungalow.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The builder of the dwelling is unknown.</p>

city, region or nation, and the place enlarges understanding of their work.	
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	<p>Level of Significance: Moderate</p> <p>Explanation: 7 Seddon Road has moderate rarity value as an unusual example of a 20th century Bungalow.</p>
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: High</p> <p>Explanation: 7 Seddon Road appears to have high authenticity and integrity without major modification.</p>

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 7 Seddon Road has moderate significance for its setting. The site has not been subdivided since 1909, and the front elevation retains its original setting.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: 7 Seddon Road has low landmark value as a highly visible building which is likely somewhat recognised by the local community.</p>
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p>Level of Significance: Low</p> <p>Explanation: 7 Seddon Road makes a contribution to the continuity and established built character of the street/neighbourhood by providing evidence of earlier domestic architectural design in this part of Hamilton.</p>
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, style and materials used in construction, 7 Seddon Road has moderate group value as one of a number of 20th century bungalows, with good integrity, which are dispersed across Hamilton.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 7 Seddon Road has low technological significance for its use of standard materials and construction techniques for the time of construction.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 7 Seddon Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling at 7 Seddon Road has no known cultural value.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: <i>The place has some potential to contribute to information about the history and architectural development of the Bungalow style in the Hamilton area.</i>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	None
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 7 Seddon Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA19/227 (1880)
CT SA57/168 (1888)
CT SA173/65 (1902)
CT SA355/178 (1922)
DP 6603 (1909)

Hamilton City Council Heritage Inventory Assessment Form Draft

8 Kotahi Avenue

Beerescourt, Hamilton



Figure 1: The building at 8 Kotahi Avenue.
Source: Stuff.co.nz

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The area north of the central city of Hamilton contains a number of suburbs, including Whitiora, Maeroa, Beerescourt, and Forest Lake. As with many places in Hamilton, some of these areas are named after early landowners such as Beerescourt – named for Captain Gerald Butler Beere, who was granted land in the military settlement at the conclusion of the New Zealand Wars. He set up a fort with the 300 acres of land he was granted, and the area became known as 'Beere's Fort' (Figure 2), before eventually becoming known as Beerescourt as early as 1882.¹

Beerescourt is positioned on the west side of the Waikato River, opposite the suburb of Fairfield. The two suburbs are connected by the landmark Fairfield Bridge – a reinforced concrete bowstring arch bridge that opened in 1937 which can be seen in many of the historic photographs of Kotahi Avenue (Figure 3-Figure 6).



Figure 2: 'Beere's Fort' on the Waikato River, 1860.

Source: HCL, ID: HCL_02471

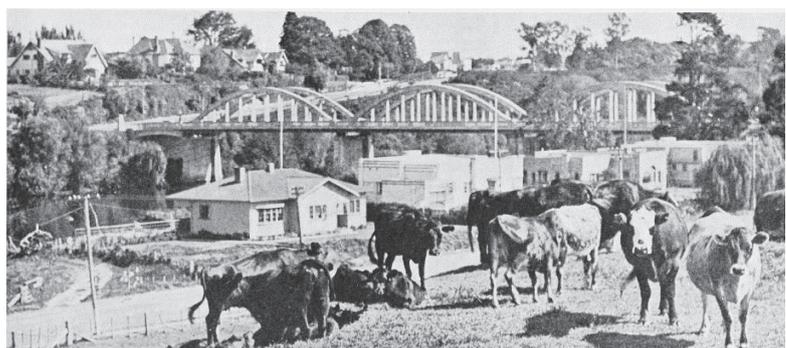
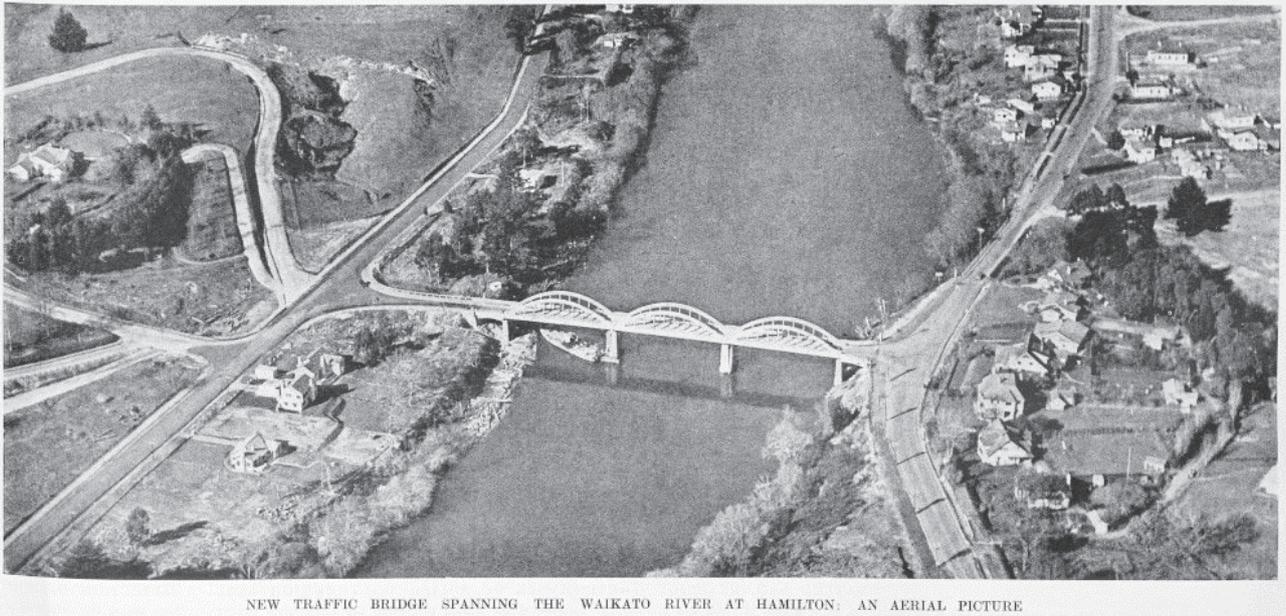


Figure 3: Fairfield Bridge, with Kotahi Avenue houses in the top left of image, 1941.

Source: ALHI, ID: AWNS_19410430_p028_i003_x

¹ <https://www.stuff.co.nz/waikato-times/life-style/103982050/history-the-dead-tell-tales>



NEW TRAFFIC BRIDGE SPANNING THE WAIKATO RIVER AT HAMILTON: AN AERIAL PICTURE

Figure 4: Aerial view of Fairfield Bridge, with Kotahi Avenue houses evident to the immediate right of the bridge, 1937.
Source: ALHI, ID: AWNS-19370804-49-4



Figure 5: Aerial, with Kotahi Avenue on the immediate left hand side of the Fairfield Bridge, 1943.
Source: Retrolens



Figure 6: Aerial, with Kotahi Avenue on the immediate left hand side of the Fairfield Bridge, 1961.
Source: Retrolens

The property at 8 Kotahi Avenue was originally encompassed within Allotment 242 in the Parish of Pukete, positioned to the west of the Waikato River in the area north of Hamilton West. A Certificate of Title dated to 1906 shows that Allotment 242 was in the ownership of Matilda Livingstone, wife of John Livingstone (SA136/152). Matilda Livingstone died in 1912 and her estate was passed to John Livingstone and James Edwin Tidd. It was subsequently sold to William John Booth Livingstone and Stanley George Livingstone, both farmers, in 1919. Through a quick series of transfers Stanley George Livingstone came to own the entirety of Allotment 242, and sold a large portion of it to Alfred Wigg in 1920 (SA298/92). Following this, Livingstone commissioned a formal survey plan (DP 14611, Figure 7) in preparation to subdivide the remainder of his estate (SA320/77). The subdivision included thirteen lots, and the street that would become Kotahi Avenue, which connected to what was then Great South Road (now Victoria Street).



Figure 7: 1920 survey plan, Lot 4, which would become 8 Kotahi Avenue, is indicated.
Source: LINZ, DP 14611

Lot 4 of Stanley's subdivision, which encompassed 8 Kotahi Avenue, was conveyed to Violet Maria Gruar, widow, in circa 1924² (CT SA380/224). Historic newspaper articles suggest that Violet's husband was William Gruar, a prominent businessman and local borough councillor who died in 1920 following a motor vehicle accident.³ Violet Gruar owned the property for three decades until eventually conveying it in 1953.

² The date on this historic Certificate of Title is highly illegible, but based on existing survey plans, the style of the building itself, other records within the Certificates of Title, and the sales of the properties adjacent, this is the most likely possibility.

³ Waikato Times, Volume 93, Issue 14518, 16 November 1920, Page 7

In 1958, the property was subdivided (DPS 5357) creating a separate section fronting onto Kotahi Avenue. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, it is likely that the dwelling at 8 Kotahi Avenue was constructed in or soon after 1924 when Mrs. Gruar purchased the property from Livingstone. Although there was a delay between the subdivision and sale of the sections by Livingstone, he was a farmer and understood from contemporary advertisements to have been based largely in Matamata.⁴

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the eastern side of Kotahi Avenue in the suburb of Beerescourt. Access to the property is facilitated via a long driveway between adjacent properties. The surrounding area is entirely residential. The dwelling is not visible from the street due to the building being set back considerably from the road and with vegetation and other structures located at the perimeter of the property. The site was subdivided in the 1950's to allow for a new dwelling to be constructed on the southern half of the site facing Kotahi Avenue.

2.2 Property Details

Legal Description: Lot 2 DPS 5357

Parcel ID: 4276836

Current Certificate of Title ref: SA1776/14

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 8 Kotahi Avenue according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 8 Kotahi Avenue is built in the Arts and Crafts/English Vernacular style. An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail.

⁴ *Waikato Times*, 5 October 1920

Characteristics of the Arts and Crafts style include half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs often clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys. The first floor of the building would often feature an 'overhang' above the slightly smaller ground floor, though not always.



Figure 8: 'Typical' examples of Arts and Crafts style dwellings.
Source: Various

In the same vein of architectural history as the Arts and Crafts style is the English Vernacular style, or the English Arts and Crafts movement, which became common around the same time (1900-1930's) in New Zealand. These buildings were often referred to as English Arts and Crafts Cottages and were championed by well-known architects such as James Walter Chapman Taylor. The style shares many characteristics with the traditional Arts and Crafts style such as steeply pitched roofs clad in Marseilles tiles, towering chimneys, and use of gabled forms. However, the English style does away with half-timbering, and often features a white stucco render to the exterior with smaller multi-pane windows.



Figure 9: 'Typical' examples of English Vernacular / English Arts and Crafts style dwellings.
Source: Various

The building at 8 Kotahi Avenue is two-storeyed and rectangular shaped in plan. The building has a steeply pitched multi-gabled roof, clad in Marseilles tiles, with two tall original brick chimneys evident. Small, exposed rafters can be seen below the eaves. The first floor of the building, clad in bevelled weatherboards, jetties over the ground floor which is clad in brick. The building is symmetrical in form with a central enclosed conservatory to the ground floor and a

balcony above it at first floor level. Timber-framed joinery is evident throughout, and the windows appear to be casement-style with leadlighting. There is extensive terracotta tiled deck space to the exterior.

There is no record of an architect being involved in the design of 8 Kotahi Avenue; however, the scale of the house and the style in which it is executed indicate that it was likely some professional architectural or design advice was sought. It is interesting to note that Kotahi Avenue features several dwellings built in a similar style (albeit that some have been modified) indicating that there was a stylistic preference among the new property owners after the subdivided sections were sold in the 1920s.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, *e.g. future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p> <p>Explanation: <i>The place has no known association with any individuals or groups of historic significance. The wife of well-known and respected local businessman William Gruar was the original owner of the property; however she purchased the property after his death and therefore he himself was unconnected to it.</i></p>

<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the northern suburbs of Hamilton that were growing in the 1920s and 1930s due to an increasing population, further boosted by the construction of Fairfield Bridge. The property at 8 Kotahi Avenue also demonstrates the popularity of certain architectural styles at the time of its construction.</p>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The building has high architectural significance as an authentic example of a bespoke residential dwelling executed in a combination of the Arts and Crafts and English Vernacular styles which offered alternatives to the more prevalent villa and bungalow styles of the early 20th century. The building has distinctive aesthetic attributes including the combination of brick and weatherboard walls, the jettied first floor, a substantial and unusual combination of hipped Marseille tile roof forms, and substantial brick chimneys.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect, nor the builder of the dwelling are known. The size and style of the building indicate that it is likely an architect or designer was involved in planning the original dwelling.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as a unique and unaltered example of an Arts and Crafts/English Vernacular style dwelling. These styles offered alternatives to the more typical styles of the period.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place appears to be highly authentic and has retained its significant features and fabric from the time of its construction.</p>

c. Context or Group Qualities	
<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property has low significance for its setting, being located on a large site overlooking the Waikato River. The site has, however, been subdivided in the 1950's to allow for a new development on the southern half of the original property, fronting Kotahi Avenue. This subdivision, and the dwelling subsequently constructed, have obscured any clear views of the property from Kotahi Avenue.</p>
<p><i>ii. Landmark: The historic place is an important visual landmark or feature.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known landmark value.</p>
<p><i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century. Kotahi Avenue features several dwellings of a similar age and architectural style and, although most of these have been modified, there remains a particular character to the street that the property contributes to.</p>
<p><i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of dwellings of a similar age and architectural style in Kotahi Avenue. Though many of these have been significantly altered and have lost authenticity, there remains a coherence of style, scale and materials within the group.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has moderate technological significance for its use of materials and construction methodologies, which were standard for the time period.</p>

technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built as part of the subdivision that created Kotahi Avenue, and occupied for almost 100 years, the property makes a contribution to the continuity and sense of place in this part of Beerescourt. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to have no known specific cultural significance to the local community.</p>

g) Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has the potential to contribute to information about the development of architectural building practices in the early 20th century in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 8 Kotahi Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

*Alexander Turnbull Library Archives
Hamilton City Council Archives*

Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA136/152 (1906)
CT SA298/92 (1919)
CT SA320/77 (1920)
CT SA331/74 (1921)
CT SA362/138 (1922)
CT SA380/224 (1924)⁵
DP 114611 (1920)
DP 13959 (1920)
DPS 5357 (1958)

⁵ The date on this historic Certificate of Title is highly illegible, but based on existing survey plans, the style of the building itself, other records within the Certificates of Titles, and the sales of the properties adjacent, this is the most likely possibility.

Hamilton City Council Heritage Inventory Assessment Form Draft

8 Marama Street

Frankton, Hamilton



Figure 1: The dwelling at 8 Marama Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several

Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

The property at 8 Marama Street was originally encompassed within a Crown Grant for Allotments 1 and 1A in Frankton (then part of the Te Rapa Parish) which was awarded to Thomas Jolly in 1880 (SA19/227). In 1888, Jolly transferred a portion of the land that he had subdivided off the estate in 1886 (DP 818) to Mary Wright, wife of Charles Wright (SA57/168).

In turn, Wright sold to J. E. Tidd in 1910 who proceeded to commission a survey plan for the area in preparation for subdivision (DP 6603, Figure 6). As part of this subdivision, the western end of Marama Street was created, linking it to Seddon Street.³

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ Marama Street was indicated on Jolly's earlier survey in 1886, but was not formally created until 1910.



Figure 2: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives

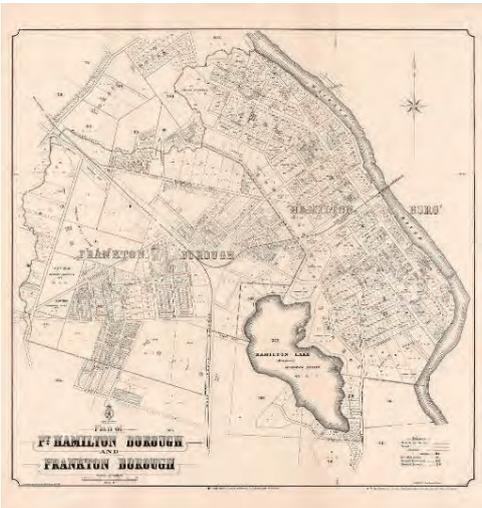


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.
Source: HCC Archives



Figure 6: 1909 survey plan. Lot 31, which would eventually become 8 Marama Street, is indicated.
Source: LINZ, DP 6603

Tidd sold eight lots to Arthur Thomas Maunder in two transactions: first, Lots 27-30, being numbers 10, 12, 14 and 18 Marama Street in 1910; and second, Lots 31-34, being numbers 2, 4, 6 and 8 Marama Street in 1913 (SA57/168).

Arthur Thomas Maunder is identified on the Certificates of Title as a builder. He was the son of Thomas Willis Maunder, who had arrived in New Zealand in 1875 with his family.

Some of the details of TW's earlier career are hazy. He was listed on the electoral roll as a farmer at Hinuera in 1881, though living in Hamilton West, and it is possible he was the Maunder of Maunder and Bostock who tendered (unsuccessfully) for building jobs in Paeroa and Northcote in 1883 and 1884 – his wife's maiden name was Bostock.

After their marriage in 1882 TW and Fanny had two children, a daughter Fanny Edith in 1884 and a son, Arthur Thomas, in 1887.

In 1889 [the] Maunder [family] had a flaxmill at Frankton which was shifted to Kaniwhaniwha, near Whatawhata in 1890; TW had a butter box factory in Frankton in 1889; in 1892 Maunder & Son set up a sawmill on the Waipa River. TW established a general hardware business in Hamilton and was the agent for the Mountain Rimu Timber Company, selling “every class of dressed timber and mouldings” and with 1,000,000 feet of building timber in stock of “finest mountain grown rimu”. The business included that of undertaker: “Best style. Lowest charges”.⁴



Figure 7: Maunder family on their verandah, 1901. T. W. Maunder is seated on the verandah and A. T. Maunder is in the bed.

Source: Hamilton City Libraries, HCL_16650

Given this background, it is possibly not surprising that Arthur Maunder went into the building trade, and later took up property development.

In 1914, advertisements for a “five-roomed house, bath and copper” to rent in Marama Street began to appear in the Waikato papers, with applications to be made to A. T. Maunder.⁵ Similar advertisements appear throughout 1915 and 1916 for houses on Marama Street, Seddon Street, and Norton Road, as well as various commercial premises in Frankton, suggesting that Maunder had established quite an extensive property portfolio. In May 1919, A. T. Maunder notified land agents and the general public that “I have sold my four houses in Marama street, Nos. 28, 29, 31

⁴ *The Dead Tell Tales*, 14 August 2021

⁵ *Waikato Times*, 2 May 1914

and 32".⁶ This confirms that Maunder was selling his properties in Marama Street with houses on them.

Certificates of Title SA171/64 and SA202/254 confirm the transfer Lots 27, 28, 31 and 32 from Maunder to Peter Haggart in September 1919. While these numbers do not align exactly with those in the notice that had appeared in the papers in May, it may be assumed that these properties all had existing houses. This is corroborated by the extant buildings at 6, 8, 10, 12, 14 and 18 Marama Street which are all of very similar design and share common detailing.⁷

In 1922, Haggart sold Lot 31, which is now 8 Marama Street, to Fergus Norman Langley, labourer (SA347/116). Langley would own the property for four decades until his death in 1963. A number of other conveyances are recorded in the 20th and 21st centuries, but none are of historic significance.



Figure 8: 8 Marama Street in the 1920's, before Lots 31-34 (foreground) were built on.
Source: ATL, ID: HCL_01016



Figure 9: Aerial of 8 Marama Street.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Marama Street in the suburb of Frankton. The surrounding area is entirely residential, and the railway runs to the north of the property. The building is visible from the street but is somewhat concealed behind vegetation at the edge of the section. The property sits in a row of other historic villas.

2.2 Property Details

Legal Description: Lot 31 DP 6603

Parcel ID: 4522770

Current CT: SA347/116

⁶ *Waikato Times*, 28 May 1919

⁷ The dwelling at 14 Marama Street has been heavily modified, but the roof form suggests that it was originally the same as the other dwellings.

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building at 8 Marama Street is an example of a small 20th century villa, constructed c.1912.

The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s, beginning as fairly simple dwellings in the late 19th century. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide.

After the turn of the century, villas became much more decorative as time, and affluence, progressed. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so decoration was applied liberally. Villas constructed during this era, between 1900-1920, are known as 'late' villas, or 'bay' villas for their trademark faceted gabled bays.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common too), with a verandah to the street facing elevation and excessive decorative embellishments. Like other styles popular during the same time period, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as very formal.





Figure 10 – Examples of 'late' villas, built between 1900-1920

The dwelling at 8 Marama Street has all the hallmarks of an early 20th century villa with the hipped roof form and bullnose verandah canopy, both clad in corrugated steel; the projecting faceted bay window with gable above; decorative fretwork, bay window brackets, and turned balusters; and timber-framed joinery including double-hung sash windows with moulded facings.

The bevel-back weatherboards, lower roof pitch, absence of eave and gable-end decoration, and vertical baseboards with a slight flare are common to villas of the mid-1910s and mark the start of the transition from villa to bungalow that occurred in the late 1910s and early 1920s.

Alterations to the building have been made over time which have impacted the exterior. The east side has an awning window that is not original, and there is a later addition at the rear which may incorporate an original lean-to. There are no records to confirm the date or extent of this addition.

3. Evaluation

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The building at 8 Marama Street has some significance for its association with locally known individuals of the early 20th century; particularly A. T. Maunder who was responsible for multiple residential developments in Frankton, following in the footsteps of his father, T. W. Maunder. There are no other known associations with organisations, groups, institutions, or activities.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>8 Marama Street has moderate significance in terms of historical patterns. The property was subdivided from a large estate, and was one in a line of properties developed at the same time, with buildings of very similar design and construction, that were later sold individually.</i></p>
b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The building at 8 Marama Street has some architectural significance as an example of an early 20th century villa, representative of a significant period of development in Frankton. As a small villa with typical stylistic features, it is not particularly distinctive, but exhibits a reasonable level of craftsmanship.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>The dwelling was constructed by A. T. Maunder, a builder who was responsible for multiple housing developments in Frankton in the early decades of the 20th century.</i></p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The villa at 8 Marama Street is not particularly unique or uncommon, but has some rarity value as an early 20th century villa that is relatively unmodified.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The dwelling appears to have retained the majority of features from the time of its construction, including its timber-frame joinery and its ornamentation. There has been an addition at the rear, but this is not highly visible.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property at 8 Marama Street has not been subdivided since 1910, prior to construction of the extant dwelling, and therefore adds value to the place. At the time of the site visit, it was evident that the section had not been well maintained.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no particular landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The dwelling at 8 Marama Street has moderate continuity value, having stood for over 100 years, and making a contribution to the character of the street and wider area.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high group value as one of a number of very similar authentic early 20th century villas on Marama Street that was constructed by A. T. Maunder. Many of these villas, and the plots on which they are located, remain largely unmodified.</p>

d. Technological Qualities

i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

Level of Significance: Low

Explanation: The place has some technological value for its design and use of materials which were standard for the time period.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed with HNZPT.

f. Cultural Qualities

i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such

Level of Significance: Low

Explanation: Occupied for approximately 110 years, 8 Marama Street makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.

g. Scientific Qualities

***i. Scientific:** The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.*

Level of Significance: Low

Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	High
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 8 Marama Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA19/227 (1880)
CT SA57/168 (1888)
CT SA171/64 (1905)
CT SA202/254 (1912)
CT SA295/181 (1919)
CT SA347/116 (1922)
DP 818 (1886)
DP 6603 (1909)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Fowlers Avenue

Frankton, Hamilton



Figure 1: Art Deco residence at 9 Fowlers Avenue, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly.¹ Thomas' son, Francis (Frank) Bertrand Jolly, would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>

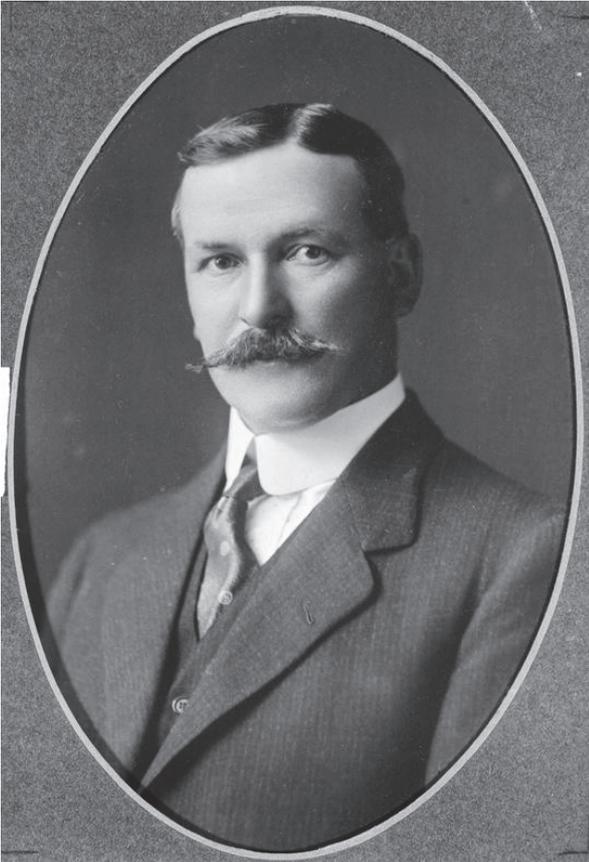


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The oldest record for the property is an 1872 Crown Grant which shows Lot 367 awarded to Thomas Jolly (Figure 2) (SA16/108). By 1891, Jolly still owned the land but had begun to subdivide it into smaller sections (SA61/79). Jolly died in 1894, and conveyed the land via transmission to his wife, Mary Ridout Jolly. Mary continued her husband's work and subdivided the large estate, and a new Certificate of Title was drawn up in 1906 naming her as the owner and showing the progress made in the division of the land (SA132/21). Mary Jolly conveyed a section of the estate between Lake Road and the edge of Hamilton Lake to her daughters – Edith Mary Jolly and

Constance Frances Jolly – in 1917 (SA266/278). The two Jolly daughters further subdivided the land and sold a smaller section to Robert Clive Fowler in 1919 (SA292/209). Fowler proceeded to subdivide the site two decades later, putting a road through in the process which would bear his name – ‘Fowlers Avenue’ (Figure 8). Lot 13 of this new subdivision would be sold to John Bernard Pomeroy, Garage Manager, in December of 1938 (SA708/201). Pomeroy would convey the property to his son in 1972 after his death. Numerous other conveyances are recorded in the late 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, the dwelling was very likely built in, or soon after, 1938 when the property was purchased by Pomeroy from Fowler.

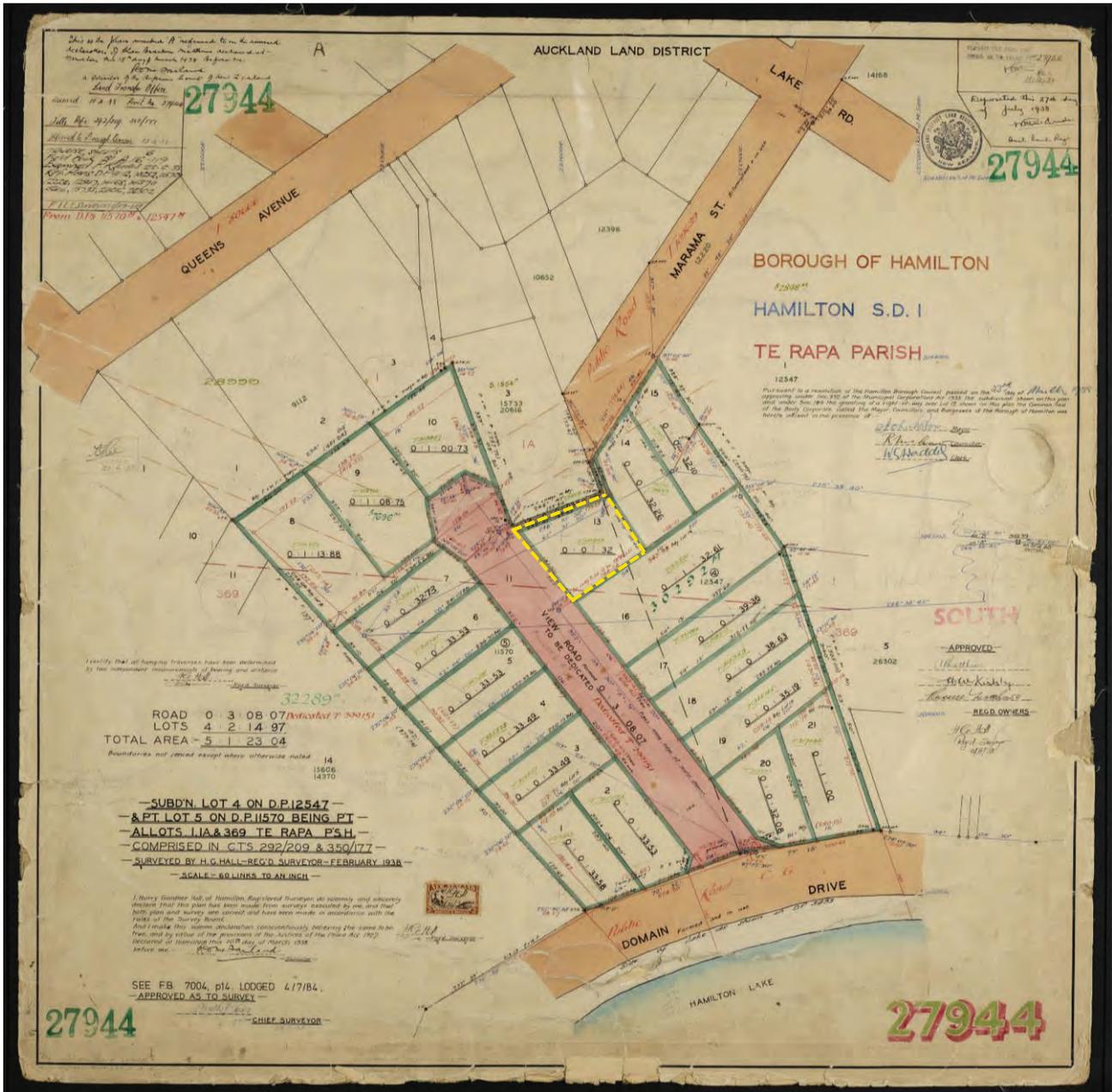


Figure 6: 1938 survey plan prepared for Fowler. Lot 13 (which would become 9 Fowlers Ave) is indicated.
 Source: LINZ, DP 27944

2. Physical Description

2.1 Setting - Site Description

The dwelling sits on the northeastern side of Fowlers Avenue in the suburb of Frankton. The surrounding area is entirely residential. The dwelling is easily visible from the street with no obscuring fencing or vegetation. The street slopes steeply downwards towards Lake Hamilton, and as a result the building sits very prominently at the top of street at a high vantage point.



Figure 7: 9 Fowlers Avenue.



Figure 8: Aerial showing 9 Fowlers Avenue.
Source: HCC Maps

2.2 Property Details

Legal Description: Lot 13 DP 27944

Parcel ID: 4561919

Current CT: SA708/201

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 9 Fowlers Avenue according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling belongs to the Art Deco and Moderne architectural movement. The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great 'Exposition Internationale des Arts Decoratifs et Industriels Modernes' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WW2. The Moderne movement was a parallel branch to Art Deco, which features

on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of excessive geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance.

13 Cardrona Road is an large domestic example of the Moderne style of architecture. The building is double storey in height with parapets above a flat roof. The exterior is clad in stucco (now splatter finish) and painted in monochrome white – a typical feature of the Moderne style.

There is a large projecting circular (drum) section to the south street facing elevation which is supported below on the square return of the lower floor garage. Above the upper storey windows are thin horizontal bands of embossed plaster painted in dark colours, reinforcing the horizontal planes of the building. The plaster bands are broken at the drum section by square detailing with perpendicular lines. At the west elevation the roof line steps up twice towards the south corner and the plaster bands step up with the changes in wall height. Above the main entrance the embossed plaster lines form a ziggurat detail above a small square window.

Geometric windows run flush to the facades at equal heights across the elevations of the building, The majority of the original sections of the building retain their original timber joinery.

The main entrance is at the upper floor and reached via a stucco clad staircase which is built into the ground floor. A projecting room (possibly not original) at the upper floor forms a porched area to the main entrance, and which is supported on two sets of twin faux classical Ionic columns. The staircase to the main entrance continues on to form a first floor landing which runs around the south to the east elevation.

At the south east elevation there is a large projecting window with canopy. To the east elevation is a curved balcony to the upper floor.

3. Evaluation

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, *e.g. future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known association with individuals or organisations of historic significance.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance in terms of historical patterns. The place was gradually subdivided from a large estate in the late 1800's, into smaller and smaller sections before being sold off as an individual lot. The owners of these properties would then construct houses in the popular architectural styles of the time. The property is an example of domestic architectural development, being one of a group of two storey Moderne styled houses, with moderate integrity and which are dispersed across Hamilton. The property demonstrates the social and economic effects of the time through the architectural styles adopted by a private homeowner at a grand scale.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high architectural significance as an example of the Moderne style. The building has all the hallmarks of the style, with a flat roof, circular drum with bay window, white painted stucco exterior cladding, curved building edges, and an emphasis on horizontal planes. The use of the Moderne style at this scale is of note for Hamilton and the region.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown.</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as an intact Moderne residence. The place is a good example of the Moderne architectural style. The building has not been altered or extended to a large degree. Considering any changes, the original building is however unique.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place appears to have moderate authenticity, though without historic images or original drawings this is hard to verify. The original building does however retain the majority of its original features. The overall integrity of the building appears to be retained.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance for its setting – the land has not been subdivided since the 1938 purchase and its elevation above the surrounding street gives the property visual prominence. The incline of the site ensures the property is visible from the street and lake side below.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate landmark value as a highly visible property of notable architectural design situated at the top of the hillside on the edge of Hamilton Lake.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Moderne architectural design in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its appearance, age and style the place has moderate group value as one of a number of larger Art Deco and Moderne residences in the Hamilton area.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it,</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place makes a contribution to the historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, or their descendants.</p>

or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.

g. Scientific Qualities

***i. Scientific:** The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.*

Level of Significance: Low

Explanation: The place has some potential to contribute to information about the design and construction of larger scale Moderne styled residential dwellings in the mid-20th century in the Hamilton area.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Fowlers Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA132/21 (1872)
CT SA61/79 (1891)
CT SA132/21 (1906)
CT SA266/278 (1917)
CT SA292/209 (1919)
CT SA708/201 (1938)
DP 27944 (1938)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Manning Street

Hamilton Central, Hamilton



Figure 1: The dwelling at 9 Manning Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

Manning Street was dedicated as a road following a survey in 1916. It was part of a subdivision of Sections 17 and 18, and Part Sections 19 and 20 of what was then referred to as 'Hamilton West'. These sections, on the southern perimeter of what is now Hamilton Central, were part of an area that had been designated as Town Belt. Local papers report that the Hamilton Domain Board put their lease of Section 17 up for sale in 1914, but there do not appear to be any similar advertisements for the other Sections.

The oldest available record for the property is a Certificate of Title dated to 1917 which identifies Harry Thomas Gillies, solicitor, as the owner of Sections 17 and 18, and Part Sections 19 and 20 (SA261/268). This corresponds with the 1916 survey, which identifies H. T. Gillies as the owner. Three streets, including Hammond Street, were part of Gillies' subdivision, along with 78 residential lots (DP 11512, Figure 6).

Gillies transferred his entire estate to Owen Martin Monckton later in 1917 (SA295/285), who then began to sell of the individual lots (SA349/21). In June of 1922, Monckton sold Lot 72, which would come to be known as 9 Manning Street, to David Nicholson, motor proprietor (SA353/56) who took out a mortgage. Nicholson would own the property for the best part of the next three decades before conveying it on. A number of other conveyances are recorded in the 20th century, but none are of historic significance. The boundaries of the property remain as they were defined in 1916.

Considering the Certificates of Title, survey plans, and extant building (described below), the dwelling was likely built in, or soon after, 1922 when the property was purchased by Nicholson.

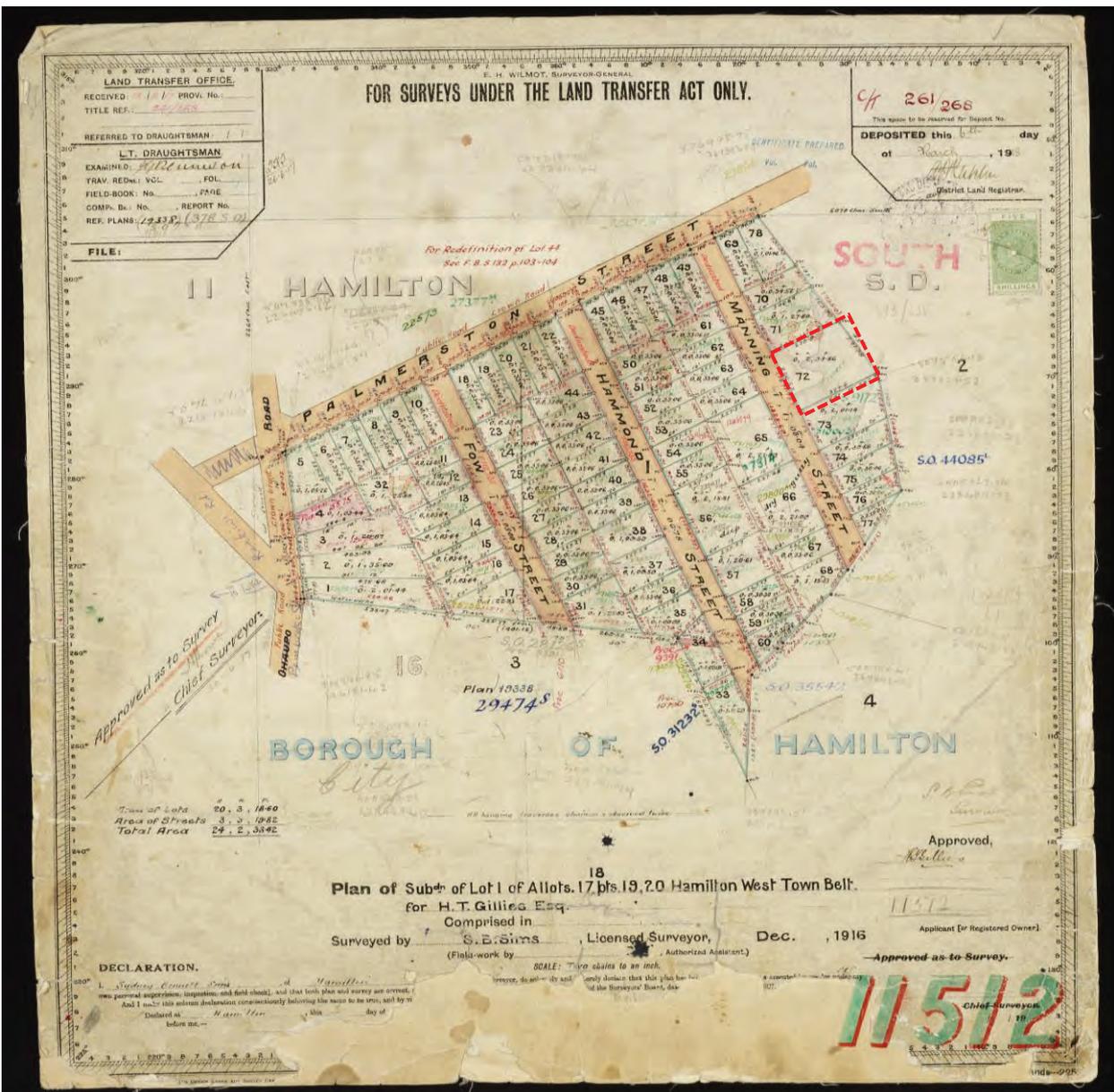


Figure 6: 1916 survey plan. Lot 72, which would eventually become 9 Manning Street, is indicated. Source: LINZ, DP 11512



Figure 7: 9 Manning Street.



Figure 8: Aerial of 9 Manning Street, occupying an unusually large site.

Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of Manning Street in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is highly visible from the street and occupies an unusually large site which has not been subdivided since 1916.

2.2 Property Details

Legal Description: Lot 72 DP 11512

Parcel ID: 4322607

Current CT: SA353/56

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the property may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building at 9 Manning Street is a single storey structure which has a mixture of architectural elements from both the Bungalow and the English Vernacular style, which is consistent with a construction date of c.1922.

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia

from as early as 1910. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form which features a curving bay window to one side. The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. The leadlighting of windows is also a common feature of this typology, as is the use of shingles to gable ends.



Figure 9: Examples of typical Bungalows.
Source: Varied

The English Vernacular style in New Zealand existed in parallel with the bungalow style, from c.1900 to the 1930s. English Vernacular buildings were often referred to as English Arts and Crafts Cottages, and were championed by well-known architects such as James Walter Chapman Taylor. The style shares many characteristics with the traditional Arts and Crafts style such as steeply pitched roofs clad in Marseilles tiles, towering chimneys, and use of gabled forms. However, the English style does away with the half-timbering, and often features a white stucco render to the exterior with smaller multi-pane windows.



Figure 10: Examples of typical English Vernacular buildings.
Source: Varied

9 Manning Street has a gabled roof form clad in corrugated metal, and external walls clad in a stucco render and painted white. The gable ends of the building have weatherboards with a ventilation grille inset on the south. A tall stucco-rendered chimney is evident, with cross-shaped emblems as decoration. The windows are typically eight-light timber framed casements, although there are six-light casements with four-light fanlights on the front elevation as well. Exposed rafters can be seen below the eaves around the building, but these are not overwhelmingly prominent.

Aerial photographs confirm that the building was extended to the north after the 1940s, though there is no documentation to confirm exactly when this occurred. The gable-end of the extension features plain casements windows, but otherwise appears consistent with the rest of the building. A garage to the north of the building has been constructed in a similar style, but is joined to the house with a modern carport. It is possible that the house extension and the carport were constructed while Nicholson still owned the property.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown. e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 9 Manning Street has no known associations with any individuals or groups of historic significance.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance in terms of historical patterns. The property was gradually subdivided from a large estate and then a residence was built in the popular architectural styles of the time – a process which can be seen all over the region, and the country, in the early 20th century.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building at 9 Manning Street has moderate architectural significance for its unusual amalgamation of Bungalow and English Vernacular elements which make it distinctive, even though it is also a relatively small dwelling.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the structure are unknown.</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as a residential dwelling constructed in a blend of the Bungalow and English Vernacular architectural styles, which makes it relatively unique.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The dwelling at 9 Manning Street appears to have moderate authenticity, though has undergone some modification over time. Additions have generally been carried out in keeping with the original style of the building, although this has been compromised by the carport.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The dwelling at 9 Manning Street has moderate significance for its setting on an unusually large site which has not been subdivided since 1916, prior to construction of the building.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some landmark value as it is highly visible from the street and likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The dwelling at 9 Manning Street has moderate continuity value, having stood for approximately 100 years, and makes a contribution to the character of the street and wider area due to its prominent street front position.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of remaining early 20th century dwellings in Hamilton city. It is also one of several unique buildings that feature blended styles in Manning Street and the surrounding streets in this part of Hamilton Central.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some technological value for its design and use of materials which were standard for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 9 Manning Street was constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Occupied for approximately 100 years, 9 Manning Street makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 8 Manning Street be scheduled in Plan Ranking: **Category B.**

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA16/108 (1872)
CT SA261/268 (1917)
CT SA293/285 (1917)
CT SA349/21 (1922)
CT SA353/56 (1922)
DP 11512 (1915)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Oakley Avenue

Claudlands, Hamilton



Figure 1: Residence at 9 Oakley Avenue.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵

Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

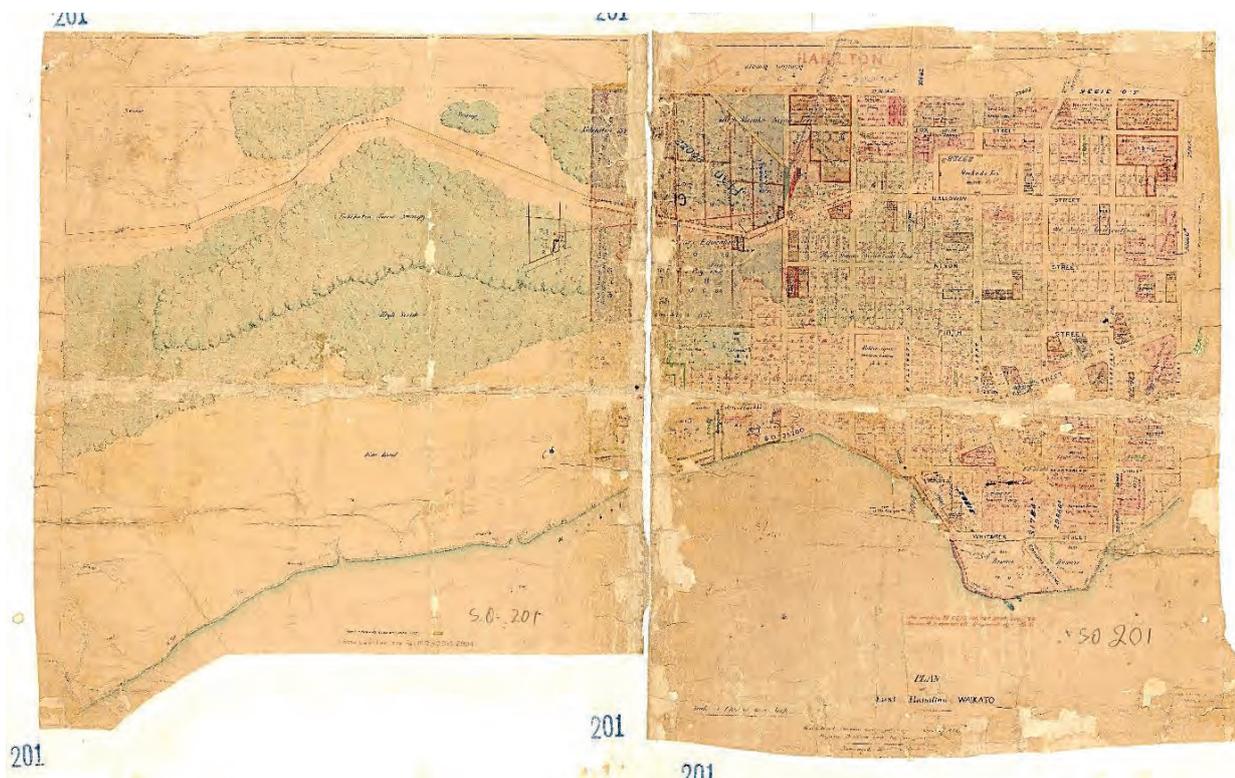


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.⁹ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.¹⁰ Claude subdivided most of the land in 1878.

Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.¹¹ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.¹² A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.¹³ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.¹⁴ On October 27, 1892, the first A&P show was held at the grounds.¹⁵ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

⁹ Miropiko Reserve Management Plan, HCC (2001)

¹⁰ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹¹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹² "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

¹³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

the town centre, and a Rail Station was built in the area in 1914.¹⁶ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

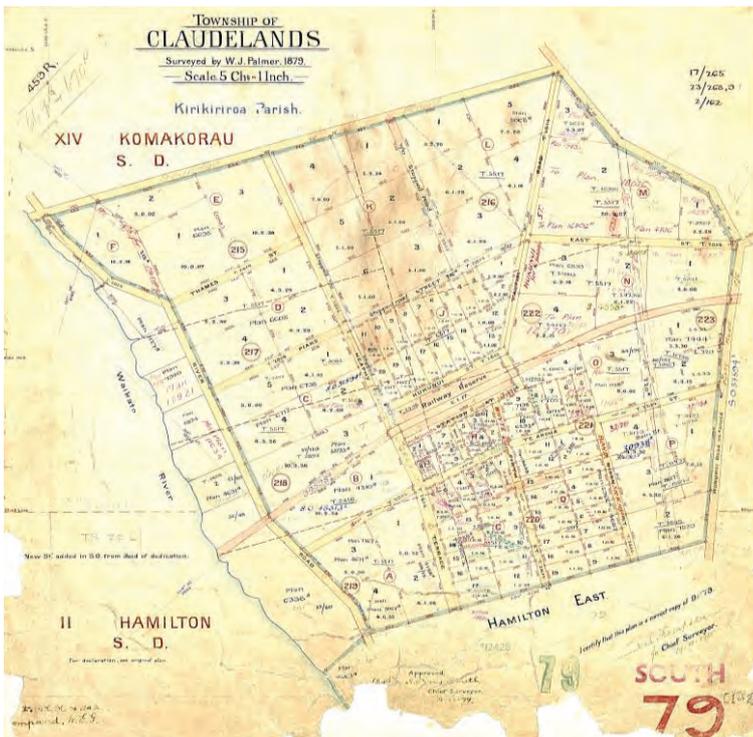


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate. Kitchener Road is not established.
Source: Waikato Library Archives

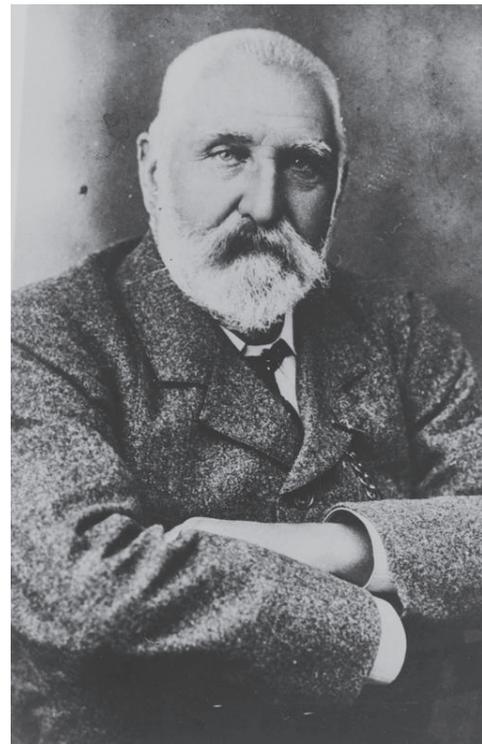


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

Oakley Avenue doesn't appear on the 1879 map of Claudelands (Figure 3). The oldest record for the property is an 1880 Crown Grant which gives Francis Richard Claude as the owner of a large section of land in the Claudelands area (SA17/265).

By 1894, Claude had sold off a large part of the section, but still retained a large parcel of land which sat between Heaphy terrace to the east, Thames Street to the south, River Road to the west, and Boundary Road to the north (SA70/14). Claude transferred the section to Nicholas Hunt in 1895, and Hunt then conveyed the property to James Storey in 1900.

Storey owned the land until 1910, when he transferred it to John Robert Self who had the section surveyed and began to subdivide it (Figure 5). Oakley Avenue and Stanley Street were created as a result. In 1918, Self sold Lot 81 to George Frederick Prosser (SA279/225). Prosser transferred the property to Rosalie Ellis in 1931. A number of other conveyances are recorded for the remainder of the 20th century, but none are of historic significance.

Considering the certificates of title, survey plans, and extant building, the dwelling at 9 Oakley Avenue was most likely constructed in or around 1918 when Prosser purchased Lot 81 from Self. The property was subdivided in 1957 and the historic building is located on the rear site.

¹⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>



Figure 5: Survey plan showing the new subdivision created for J. R. Self, including Oakley Street, in 1910. Lot 81 which would become 9 Oakley Avenue is indicated.
Source: LINZ, DP 6695



Figure 6: The rear elevation of the building.



Figure 7: Aerial showing 9 Oakley Avenue.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Oakley Avenue in the suburb of Claudelands. The dwelling is only partially visible from the street due to it being located up a long sloping driveway and located behind another property which sits at the street front. The surrounding area is mostly residential.

2.2 Property Details

Legal Description: Part Lot 1 DP 4568

Parcel ID: 4374286

Current CT: SA1403/90

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 9 Oakley Avenue according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The property at 9 Oakley Avenue is an example the English Vernacular style of architecture. An increasing number of New Zealand architects became interested in the arts and crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail.

Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs often clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys. The first floor of the building would often feature an 'overhang' above the slightly smaller ground floor, though not always.

In the same vein of architectural history as the Arts and Crafts style is the English Vernacular style, or the English Arts and Crafts movement, which became common around the same time (1900-1930's) in New Zealand. These buildings were often referred to as English Arts and Crafts Cottages and were championed by well-known architects such as James Walter Chapman Taylor. The style shares many characteristics with the traditional Arts and Crafts style such as steeply pitched roofs clad in Marseilles tiles, towering chimneys, and use of gabled forms. However, the English style does away with the half-timbering, and often features a white stucco render to the exterior with smaller multi-pane windows.



Figure 8: Drawings by Chapman-Taylor in the English Vernacular, or English Cottage style.
Source: Te Ara



Figure 9: An example of the English Vernacular style.
Source: Wikimedia Commons

9 Oakley Avenue is a large two-storeyed house (with basement level) with weatherboard clad facades at ground floor and with a large gabled roof forming the upper floor. Weatherboard cladding was often used as a substitute for render cladding in New Zealand due to its availability and comparative lower cost. The roof is steeply pitched and is clad in Marseille tiles. The roof terminate with a moulded cornice detailing providing an overhang, in keeping with the English Vernacular style. There is a large brick chimney to the centre of the main roof.

The main front gable (east) has shingles for cladding from the apex to ground floor. The base of the shingles is bell-cast with exposed rafters below providing a contrast between the ground and upper floor cladding systems, which is in keeping with the English Vernacular style. There is a gable to the upper floor level to the north which is clad in weatherboards. Both gables incorporate triple six light casement windows and a louvered timber window below the apex.

To either side of the main roof are long dormers, with weatherboard cladding and plain soffits. The dormers incorporate six light twin casement windows set in bays along the roof.

Window joinery mainly consists of timber framed multi-light casements to all floors. Where windows are set within weatherboard cladding, these have projecting moulded timber heads. Door joinery is of timber.

The ground floor has a built in basement level. There is a set of concrete steps which are brick walled to the north east corner, providing access from the driveway to the main front door.

A timber pergola (non-original) with raised deck set on brick piers has been installed to the north east corner, serving the ground floor. There are French doors within the facades to the east and north providing access to the deck.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: 9 Oakley Avenue has no known associations with individuals or organisations of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes,</i>	Level of Significance: Moderate
	Explanation: 9 Oakley Avenue has moderate significance with regard to historical patterns in the region. The place was initially part of a large estate which was gradually subdivided and sold off into smaller and smaller sections during the late 19 th and early 20 th century, with new owners building residential dwellings on the sites in the favoured architectural styles of the time. The property is

<i>social or economic trends and activities.</i>	<i>an unusual large example within Hamilton of domestic architectural development, incorporating the English Vernacular style. The property demonstrates the social effects of the time through the architectural styles adopted by a private owner or developer.</i>
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b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: <i>The building is of moderate significance as a distinctive and rare example of the English Vernacular architectural style applied to a large dwelling in Hamilton. Whilst functional, the form and scale of the property establishes a large higher status and bespoke appearance.</i>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: <i>The architect and builder are unknown.</i>
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Moderate
	Explanation: <i>The place is an uncommon example of the English Vernacular architectural style applied at this scale at the time of its construction, and has moderate rarity value within Hamilton</i>
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Moderate
	Explanation: <i>The place appears to be relatively authentic, with a few visible modifications and alterations. The building has retained its significant features from the time of construction. The raised deck and pergola do partially detract from the original design integrity.</i>

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate significance for its setting. The setting of the building incorporates the</i>

	<i>gardens and large trees, whilst the building is set back from the roadway increasing the setting value.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None Explanation: <i>The place has no landmark value as it is not visible from the street.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate Explanation: <i>The place has moderate continuity value for its contribution to the character of the street. The building appears to have had limited modifications within almost 100years with the house and gardens forming a focal point for the historic development of the street and area.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate Explanation: <i>The place has moderate group value as one of few remaining earlier 20th century large English Vernacular dwellings, within Hamilton.</i>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low Explanation: <i>9 Oakley Avenue has low technological significance for its use of materials and craftsmanship, which were standard for the time period.</i>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or</i>	Level of Significance: Unknown Explanation: <i>The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite</i>

events through investigation using archaeological methods.	database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	<p>Level of Significance: None</p> <p>Explanation: 9 Oakley Avenue is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has low cultural significance for its contribution to a shared sense of identity and history in the local area. The building appears to have had limited modification within almost 100 years with the house and gardens forming a focal point for the historic development of the community.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute knowledge about the history of architectural development in the Hamilton area, due to its rarity and archetype.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Oakley Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA17/265 (1880)
CT SA70/14 (1894)
CT SA279/225 (1918)
DP 6695 (1910)
DP 4568 (1957)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Oxford Street

Five Cross Roads, Hamilton



Figure 1: Bungalow at 9 Oxford Street., 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

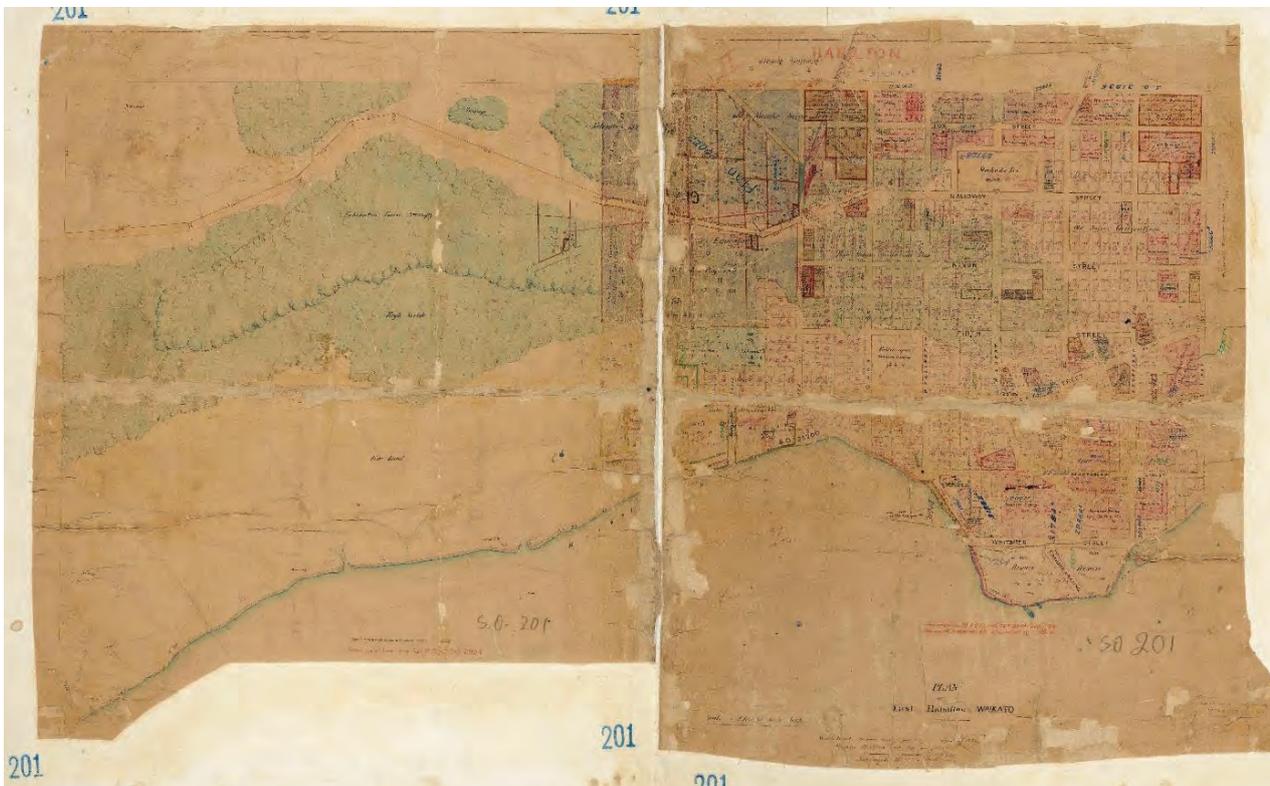


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL, SO 201

The wider area known as ‘Five Cross Roads’ refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named

for Francis Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

Davies purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937 (Figure 4).



Figure 3: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



Figure 4: Construction workers on the Fairfield Bridge, c.1936.
Source: Waikato Library Archives

According to the 1864 survey map drawn up by William Australia Graham, the property at 9 Oxford Street was originally located in the Kahikatea swampland to the north of the Hamilton East settlement. After the clearing of the swamp and establishment of land allocations in the 1870's, the property which would come to encompass 9 Oxford Street was contained within Allotment (Section) 212, which was granted to Francis Richard Claude (Figure 3) in 1884. Claude leased 347 acres of land to farmer George Edmonds in 1885, who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included two roads and multiple Allotments (178, 179, 181, 201 and 211 - 214).

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>



Figure 5: Survey plan showing the subdivision of Claudelands, 1903.
Source: LINZ

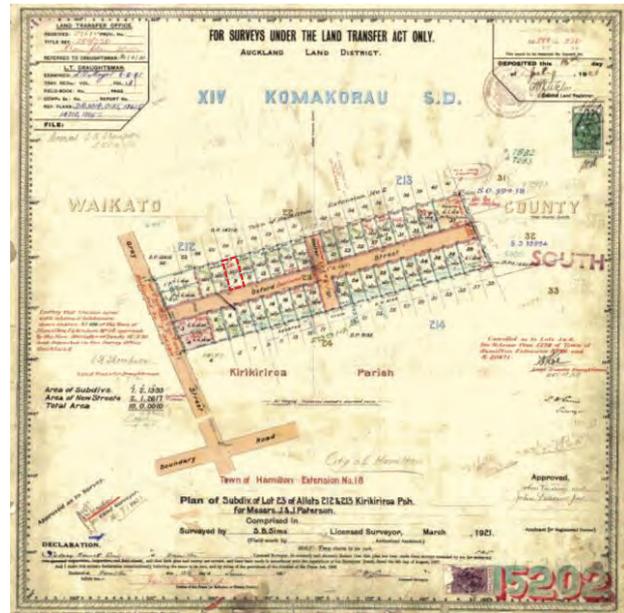


Figure 6: Survey plan showing Oxford Street
Source: LINZ, 1921 DP 15202

In 1903, Sections 178, 179, Pt. 181, and 210 – 213 and Pt. 214 were surveyed for Russell and Campbell and were subdivided (DP 3014) (Figure 5). Lots were sold in a series of transfers throughout 1904. During this period, Lots 23-24 & 30-36 were transferred to Augustus Frederick Chamberlin (SA121/218). Oxford Street, and all of the properties that it serves, were encompassed within Lot 23 which was transferred to Elizabeth Spain, wife of Thomas Spain, in 1905. Spain immediately took out a mortgage, and re-mortgaged the property several times thereafter, before selling to John McKinnon and John Paterson (the Elder) in 1917 (SA125/60). Paterson and McKinnon, both builders, had formed the partnership 'McKinnon & Paterson Builders and Contractors' in 1914. During their partnership the pair were responsible for constructing 'Hamilton House,' later renamed the Grand Central Hamilton, the Loaded Hog and now House on Hood. Following dissolution of their partnership in 1919, McKinnon went on to rebuild the Hamilton Hotel after it was destroyed in a fire in 1922, as well as several houses in the Claudelands area.²

John Paterson the Elder also went on to build houses, working with his son John Paterson the Younger. During the early 1920's the Waikato Times featured several bungalows for sale in the Claudelands area, constructed by the Patersons'. Between 1921 and 1922 Lot 23 was subdivided by the Patersons' into a grid parcel structure with a street through the centre, which is now Oxford Street (Figure 5 Figure 6). In 1922 they advertised a new bungalow with 4 bedrooms for sale on Oxford Street, in the Waikato Times.³ The Certificate of Title shows that the Patersons' sold three lots within the subdivision between 1924 and 1925 but mortgaged the remaining lots in 1927 (SA450/128). Two further lots were sold in 1931, and another in 1937, before Paterson the Elder and Younger separated their interests in January 1938. Paterson the Elder retained the vast majority of lots, including Lot 9, which is 9 Oxford Street.⁴

² McKinnon was a well-known figure in the Hamilton community for his work in construction, as President of the Waikato Builders Association, Chairman of the Fire Board and as a Hamilton Borough Councillor (on and off between 1912-1925). <https://www.stuff.co.nz/waikato-times/life-style/104086549/history-the-dead-tell-tales>

³ Waikato Times, 11 April 1922

⁴ Paterson the Elder retained Lots 6-20, 24, 26-28, 30-32, 34, 36, and 38

Historic aerial photographs, combined with an inspection of the extant buildings in Oxford Street, clearly indicate that dwellings on the north side of the street, including the house at 9 Oxford Street, share a number of similarities such as siting, size, roof and plan form, roof pitch, window, and door details. A much smaller number of buildings on the south side of the street also share these characteristics because multiple lots on this side remained vacant in 1943 (Figure 7). This, combined with the contemporary advertisements for the sale of new bungalows in Oxford Street by the Patersons', indicates that the Patersons' built these houses.

In February 1932, advertisements placed under "To Let" in the Waikato Times referred to 9 Oxford Street:

Bungalow, 5 rooms, 9 Oxford Street, every convenience. - Apply 16 George Street.⁵

This advertisement suggests that Patterson was not living in the residence at 9 Oxford Street but wanting to rent it at the time. In December 1938, Paterson the Elder died. His estate was transmitted to the Public Trustee (SA697/244) and held for a decade until individual lots began to be sold in June 1949. Lot 9 was transferred to Bernard Thomas MacDonnell in 1960. Multiple transactions followed in the late 20th century, but none are of significance.



Figure 7: Snip of an aerial photograph showing Oxford Street in 1943.

Source: Retrolens



Figure 8: Aerial showing 9 Oxford Street.

Source: HCC GIS Maps

Physical Description

2.1 Setting - Site Description

The original 1920's house is located on the street front of Oxford Street, off of Heaphy Terrace. The property is formally defined by a low hedge and timber fence, making it partially visible from the street. The surrounding area mostly consists of a mixture of residential dwellings and commercial buildings on Heaphy Terrace, a prominent street in the Fairfield area.

⁵ Waikato Times, Volume 111, Issue 18552, 4 February 1932, page 1.

2.2 Property Details

Legal Description: Lot 9 DP 15202

Parcel ID: 4387467

Current CT: SA1737/91

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 9 Oxford Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

Characteristics of this style include low-slung roofs (unlike the steep pitch of the villa) and awnings, and asymmetrical plan forms and elevations. Casement windows are often combined with fanlights, and appear in single, double, triple, or quadruple or even more extensive groupings, often incorporated into boxed bay or projecting bow windows. Other typical features include deep and simply-decorated porches or verandahs that could be used comfortably for sitting, and – most prominently – almost always deep eaves with exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light windowpanes and the use of patterned glass are also a common feature of this archetype, as is the use of shingles for cladding.

The dwelling at 9 Oxford Street is a single storey bungalow estimated to have been constructed c.1922. The bevel-back weatherboard-clad building has an asymmetrical form with a gable roof clad in corrugated metal and a lightly decorated central porch. Typical bungalow features can be seen in the square columns of the porch, the low angled roof which has overhanging eaves and exposed rafter-ends. The majority of the windows of the building, are 3-light timber frame casements, which are a common feature of the houses built by the Patersons' in Oxford Street. The window on the east side of the porch is feature window with arctic patterned glass and shaped facings, typical of the bungalow style. The dwelling has retained its original front door, and the chimney which is finished in a stucco render below a brick capping.

According to Hamilton City Council files, the owners added a detached skyline garage to the rear of the site in 1987. However, the bungalow appears to be in its original form.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown. *e.g. future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 9 Oxford Street has moderate value deriving from its direct associations with locally known individuals, John Paterson the Elder and John Paterson the Younger. The property is part of a subdivision that was laid out by the Patersons', both builders, who then constructed small bungalows on several of the subdivided sections in the 1920s. Paterson the Elder had previously worked in partnership with John McKinnon; and both men were prolific builders in the early decades of the 20th century. Similarly, Paterson the Younger also had a prominent career as a builder.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 9 Oxford Street is directly associated with historical patterns of development, settlement, and economic growth in the Five Cross Roads suburbs of Fairfield and Claudelands. During the 1910s, 20s and 30s, the landscape that had been laid out after the swampy land was purchased and drained by Francis Claude was being transformed through multiple residential subdivisions to provide housing for the growing local population. The Patersons' development of Oxford Street</p>

and all of the lots there-in is an example of one such subdivision, conferring moderate significance on the properties therein, including 9 Oxford Street.

b. Physical/ Aesthetic / Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.

Level of Significance: Moderate

Explanation: 9 Oxford Street is an example of a small timber bungalow built in the 1920s, which was a significant period of development in Hamilton. The dwelling has features typical of the bungalow style, including exposed rafter-ends, casement windows, and a stout but slender chimney. The deep porch with partial-height weatherboard walls, timber columns with cross-beam details, and beams with mutule-like detailing, is a dominant feature of 9 Oxford Street's composition, which distinguishes it from its contemporaries in the streetscape, conferring moderate aesthetic significance.

ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

Level of Significance: Moderate

Explanation: 9 Oxford Street was built by father and son builders, John Paterson the Elder and John Paterson the Younger. Paterson the Elder had worked with John McKinnon to construct some local commercial buildings before partnering with his son to subdivide and develop the properties in Oxford Street. The Patersons' were well known in the early 20th century and, through their residential projects, made a locally significant contribution to the development of the Five Cross Roads suburbs of Fairfield and Claudelands.

iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional or national level, or in relation to particular historic themes.

Level of Significance: Moderate

Explanation: 9 Oxford Street has moderate rarity at a local level. Although the bungalow became the most common residential building typology of the 1920s and 30s in Hamilton and throughout New Zealand, the dwelling at 9 Oxford Street is an early, small, and relatively unmodified example of a bungalow that was built as part of a subdivision that was developed with "house and land" packages. Contemporary buildings in Oxford Street, and the wider area, have been demolished for modern development, or heavily modified.

iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

Level of Significance: Moderate

Explanation: 9 Oxford Street is a well-preserved example of an early bungalow that retains significant features from the time of its construction, is largely in its original form, and therefore has moderate integrity.

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 9 Oxford Street is located on the northern side of Oxford St and is visible from the street. The property has retained its original boundaries, seen in the 1921 survey DP 15202. The physical and visual character of the site is therefore of importance to the value of the building and extends its significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 9 Oxford Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical smaller bungalow dwelling.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 9 Oxford Street makes a contribution to the continuity and built character of Oxford Street as a largely intact example of one of the residential buildings constructed by the Patersons' following their subdivision. It also provides evidence of architectural trends in this part of Hamilton during the early 20th century.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 9 Oxford Street is part of a group of small weatherboard bungalows built by the Patersons' in a subdivision that they developed in the 1920s. While many of the other bungalows in the street have been modified, a coherent style, scale, appearance and use of materials remains along the north side of the street (numbers 3, 5, 7, 15, 17, 23, 25, 27, 29, 31 and 33), and on the south side of the street (numbers 6 and 8). When considered as a whole, this setting amplifies the heritage values of 9 Oxford Street and extend its significance.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 9 Oxford Street has low technological significance. The construction materials, detailing and resources required for construction were typical of domestic construction in Hamilton and New Zealand generally at the time of construction.</p>

technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 9 Oxford Street is thought to have been constructed circa 1920's, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 9 Oxford Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built as part of the subdivision that created Oxford Street, and occupied for approximately 100 years, the property makes a contribution to the continuity and sense of place in this part of Five Cross Roads. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to have no known specific cultural significance to the local community.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute information regarding historic bungalow construction via research of documentary records associated with the place as well as future physical and archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Oxford Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)
Waikato Times Vol 95, Issue 14918, 11.4.1922_Papers Past

4.2 Historic Titles, Deeds and Survey References

CT SA697/244 (1938)
CT SA685/198 (1937)
CT SA450/128 (1926)
CT SA352/126 (1922)
CT SA125/60 (1905)
CT SA121/298 (1904)
CT SA71/90 (1894)
CT SA34/250 (1884)
DP 15202 (1921)
DP 3014 (1903)
SO 201

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Piako Road

Claudlands, Hamilton



Figure 1: Bungalow at 9 Piako Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.⁵ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude (Figure 4) arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.⁶

Survey plans and Deeds Index references show the area between the Waikato River and Heaphy Terrace, including what would become Piako Road, was subdivided by Claude in 1879 (Figure 3, DP 79). The section that would come to encompass 9 Piako Road was within Lot 2 of Section D.⁷

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ Miropiko Reserve Management Plan, HCC (2001)

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁷ Section D spanned Pt. Allotment 215 and Pt. Allotment 217

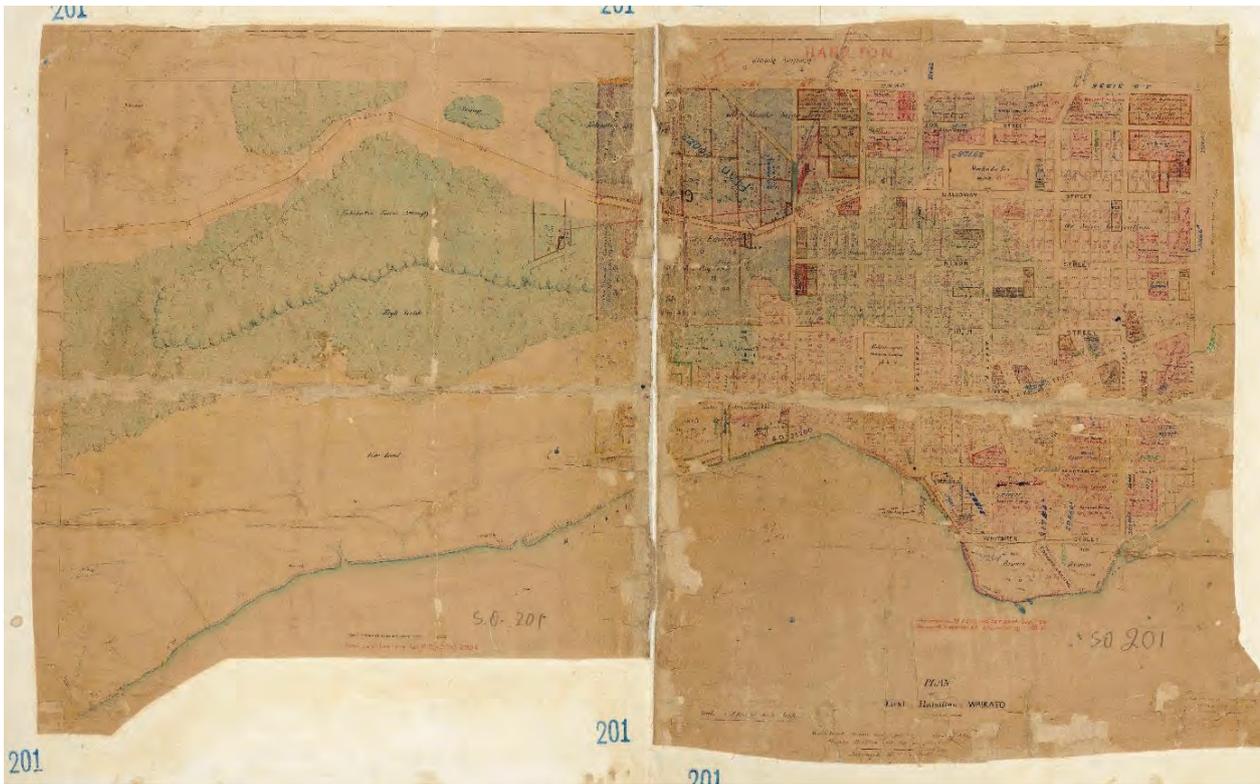


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL



Figure 3: Survey plan DP 79 (1879) of Claudelands, when Francis Richard Claude decided to subdivide his estate. Lot 2 of Section D, which would come to encompass 9 Piako Road, is indicated.
Source: Waikato Library Archives

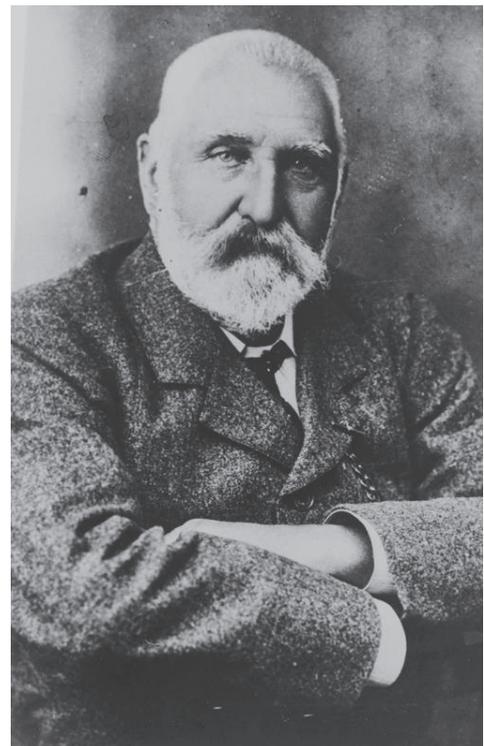


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

An 1884 Certificate of Title (SA34/140) shows that a large area of Claude's vast estate, including Section D, was conveyed to Walter Derham. Derham proceeded to subdivide parts of the land, but Section D remained intact.

In 1899, Section D (bordered by Thames Street to the northwest, Heaphy Terrace to the northeast, Piako Street to the southeast, and River Road to the southwest) was transferred to James Ingram and a new Certificate of Title was created (SA91/121). This property was sold to John Primrose in 1907, who then subdivided Lots 3 and 4 of Section D in 1908 (DP 6605), and Lots 1 and 2, which would come to encompass 9 Piako Road, in 1911 (DP 7519, Figure 5).



Figure 5: Survey Plan DP 7519, 1911, showing Lot 46 which would become 9 Piako Road.
Source: HCC Archives

Primrose sold Lot 46, at the corner of Union Street and Piako Road, to Charles Henry Warr, builder, in 1914. Lot 46 would become 9 Piako Road. Warr came to Hamilton with his parents, his

father being one of the original 4th Waikatos.⁸ He trained as a builder in Hamilton, and references to C. H. Warr, builder, began to appear in the Waikato newspapers in the 1890s.⁹ He is named as the contractor for the Hamilton Wesleyan Church Sunday School,¹⁰ and the grandstand for the Waikato A&P Association.¹¹ By the time he purchased the property at 9 Piako Road he was advertising other properties for rent in Claudelands.¹²

Less than a year after purchasing the property, Warr died at the age of 55, and his wife, Ada, inherited the property (SA220/282). Ada Warr transferred the property to Andrew McBeath in 1916; and McBeath then conveyed the property to Matilda Florence Harris in 1920. Harris sold the property soon afterwards to William James Smith in 1921, and Smith then conveyed the property to his son, Alfred Oswald Smith, in 1923. Smith Junior expired in 1930 and the property was conveyed to his widow via transmission.

A number of additional conveyances occurred during the 20th century, but these are unlikely to be of historic consequence.

Comparing the Certificate of Title and survey information with the extant building (discussed below), the dwelling at 9 Piako Road was likely constructed by C. H. Warr between 1914, when he purchased the newly subdivided section, and 1915, when he died.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northwest side of Piako Road in Claudelands at the intersection with Union Road. The site has not been subdivided since 1911, and only has the single dwelling on it. A number of large trees are located around the edges of the property which partially obscure it from the street. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Lot 46 DP 7519

Parcel ID: 4316353

Current CT: SA30A/811

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the property may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

⁸ *Obituary, Waikato Times, 21 January 1915*

⁹ *Waikato Times, 7 May 1891*

¹⁰ *Waikato Argus, 8 February 1905*

¹¹ *Waikato Times, 31 August 1903*

¹² *Waikato Argus, 6 November 1911*

2.4 Description of Building or Structures

The dwelling at 9 Piako Road is an early example of a bungalow, estimated to have been constructed in 1914.

Bungalow features were being integrated into residential architecture in New Zealand from the 1910s, but it did not become the dominant style until the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian Bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia.



Figure 6: Examples of typical bungalows.
Source: Various

Bungalows are typically of timber-frame construction (though various other materials do feature), with timber frame joinery, bevel-back weatherboard cladding, and brick chimneys. Characteristics of the style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form, both of which are evident at 9 Piako Road.

Other features of 9 Piako Road that are typical of the bungalow style include a deep verandah or porch with restrained, geometric fretwork and columns; and box bay windows with a combination of plain casement and multipaned fanlights, under independent roofs with exposed rafters. Other windows are also multi-paned. The gable-ends feature shingled panels finished in a bellcast, with corbels below; and are trimmed with pointed bargeboards that are common to the bungalow. The dwelling also has two original chimneys with plastered finish and geometric detailing.

3. Evaluation

3.1 Assessment Criteria

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: <i>9 Piako Road is associated with locally known personalities of the late 19th and early 20th century. However, these associations are distant or are not considered to be of particular historic significance.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: <i>9 Piako Road has moderate significance with regard to historical patterns in the region. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th centuries.</i>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 9 Piako Road is of moderate significance as a surviving example of an early residential bungalow. Its single-storey asymmetrical form and decorative elements such as box-bay windows with hoods, shingled gable-ends with corbels, and deep porch with simple ornamentation are all typical of the bungalow style.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Low</p> <p>Explanation: The dwelling at 9 Piako Road was (likely) built by Charles Henry Warr who owned the property. He was a builder based in Claudelands who constructed some locally important buildings. The designer, if it was not Warr himself, is unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 9 Piako Road is of moderate significance as a surviving example of an intact early bungalow. Although a common building typology at the time, many similar structures have been demolished for modern development, or highly modified to the point of non-recognition.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The dwelling at 9 Piako Road has moderate integrity as a bungalow that retains significant features from the time of its construction, but has been modified to suit the changing needs of the occupants over time.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 9 Piako Road, which is situated on a corner, has not been subdivided since 1911, prior to construction of the dwelling. It therefore moderately extends the significance of the building itself.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p> <p>Explanation: 9 Piako Road has some landmark significance due to its corner site, and may be recognised</p>

	<i>as a local landmark, but is not highly visible due to vegetation around the property.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: 9 Piako Road contributes to the continuity and established built character of the street. Having stood for approximately 110 years, It provides evidence of early residential development in this part of Hamilton.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: 9 Piako Road has moderate group value as one of several bungalow type dwellings built on Piako Road between Union Street and Heaphy Terrace following subdivision in 1911.

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 9 Piako Road has low technological significance for its materials and methods of construction which were typical of the time period.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the building at 9 Piako Road is thought to have been constructed in the early 20 th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.

<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 9 Piako Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in the early 20th century, the dwelling makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. It is likely to have significance to previous occupants and their descendants. Its specific significance to the local community is not known.</p>

g. Scientific Qualities

<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Piako Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA34/140 (1884)
CT SA61/201 (1891)
CT SA91/121 (1899)
CT SA220/282 (1914)
DP 6605 (1908)
DP 7519 (1911)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Queens Avenue

Frankton, Hamilton



Figure 1: The building at 9 Queens Avenue.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The earliest record for the land that would come to encompass the property at 9 Queens Avenue is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Allotment 369 - in the Frankton area. By 1891, Jolly had merged several Allotments that he owned into one large estate, and began subdividing this estate into smaller sections (SA61/79).

In 1896, ownership of the estate passed to Jolly's wife – Mary Ridout Jolly – after Jolly's death (SA61/79). During the following decade, Mary Jolly continued to subdivide this land and sell off

individual lots one by one.⁴ In 1906, Mary commissioned a survey plan to create new lots between the railway line and Hamilton Lake, south of Lake Road (DP 3493, Figure 6). In the same year, Lot 3 of this new subdivision was sold to Henry Biggs, surveyor (SSA134/13).

By 1915, the property passed to Bigg's wife, Kate Radcliffe Biggs (nee Jolly), who continued to subdivide the property over the next few years (SA232/285). In 1917, Kate Biggs commissioned a formal survey plan and established individual lots which fronted onto the newly formed Queens Avenue (DP 11570, Figure 7).



Figure 6: 1906 survey plan undertaken for Jolly, showing the subdivision of the estate. Lot 3, which would eventually include 9 Queens Avenue, is indicated.
Source: LINZ, DP 3493

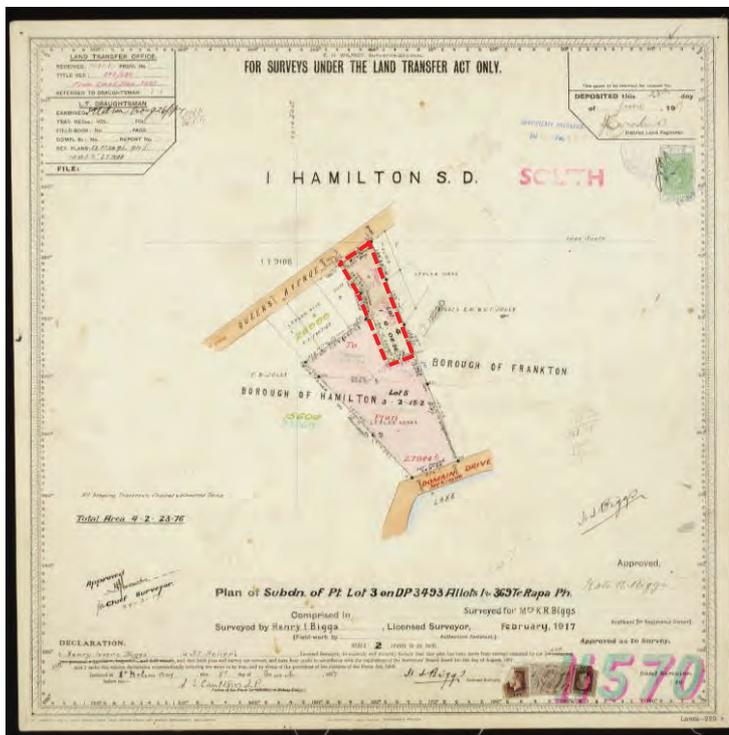


Figure 7: 1917 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 4, which would eventually become 9 Queens Avenue, is indicated.
Source: LINZ, DP 11570

The site was further subdivided in 1921 (DP 15733, Figure 8) to allow for both an adjacent property, and a rear property. In 1927, Biggs sold Lot 2 of this subdivision, fronting onto Queens Avenue, to Ethel Mary Prenton, wife of John Prenton, Frankton Junction accountant, (SA467/45). In 1924 the site was subdivided once more, when the current boundaries of 9 Queen Street were defined (DP 20616, Figure 9).

⁴ Waikato Times, 23 April 1878

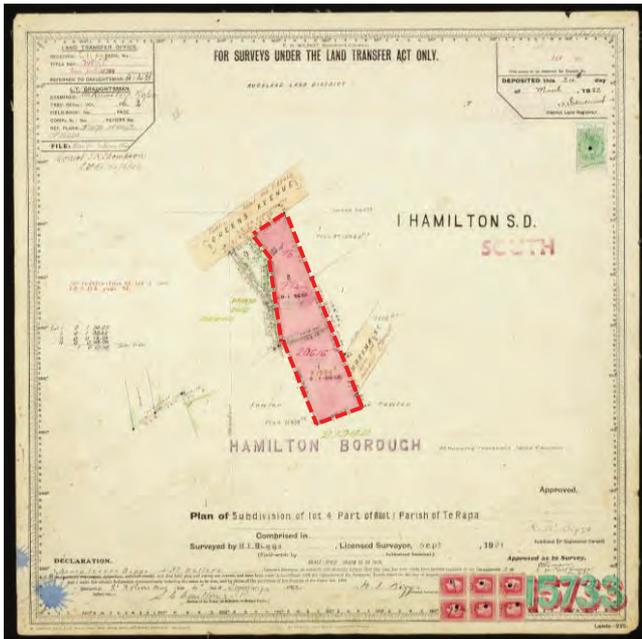


Figure 8: 1921 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 2, which would eventually include 9 Queens Avenue, is indicated.
Source: LINZ, DP 15733

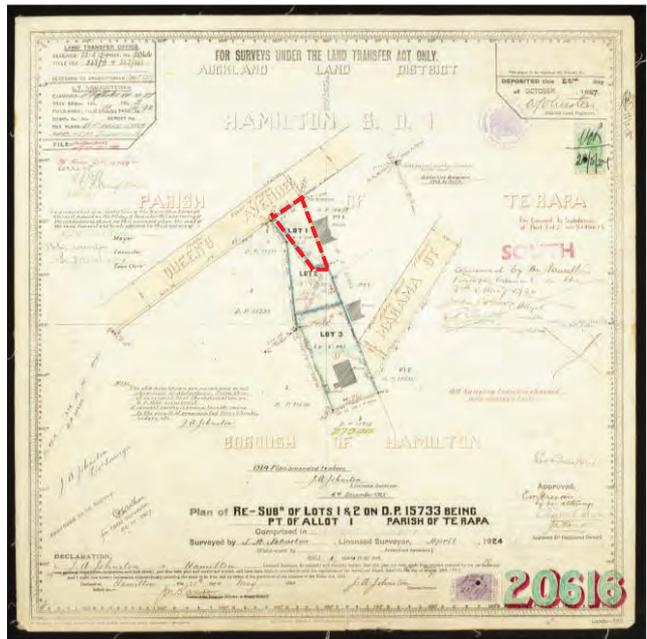


Figure 9: 1924 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 1, which would eventually become 9 Queens Avenue, is indicated.
Source: LINZ, DP 11570

In 1927, the Prentons transferred Lot 1 DP 20616 to Richard Kenneth Cowles, engineer, and a new Certificate of Title was created (SA467/46). The property was owned by Cowles until his death in 1944. A number of other conveyances are recorded in the 20th and 21st centuries, but none of these are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the dwelling was constructed between 1924 when the latest survey plan was created and 1927 when it was sold to Cowles.



Figure 10: The dwelling at 9 Queens Avenue, as viewed from the street.



Figure 11: Aerial of 9 Queens Avenue.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the southeastern side of Queens Avenue in the suburb of Frankton. The surrounding area is entirely residential. The building is easily visible from the street, being

positioned on a slight rise. A garage has been constructed in the west corner along the street edge at some point in time.

2.2 Property Details

Legal Description: Lot 1 DP 20616

Parcel ID: 4333258

Current Certificate of Title (CT): SA467/46

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at the property according to the ArchSite database, however the property may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The building at 9 Queens Avenue was constructed c.1924-1927 in the bungalow style.

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910.

Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form which features a curving bay window to one side. The traditional bungalow typically has an entrance porch or verandah to the street facing elevation, and – most prominently – almost always has exposed rafters in the eaves. Windows were typically a combination of casement sashes and fanlights, with the use of leadlighting being popular. Bay windows typically had independent roofs. Gable-ends often featured shingled or weatherboarded sections finished in a bellcast with rectangular brackets.



Figure 12: 'Typical' bungalows.
Source: Various

The single-storeyed dwelling at 9 Queens Avenue has almost all of these typical features. The roof has a low-slung gabled form with weatherboard feature and rectangular brackets, and exposed rafter ends to the eaves. There is a deep porch with simple columns and solid fretwork that is accessed from the house, while the main entrance is in a smaller porch on the side. Windows are typically casement-and-fanlight, featuring leaded glass, with box-bay windows under independent roofs also featuring exposed rafters. A semi-circular feature window is positioned adjacent to the porch. The brick chimney has a stucco finish and a flat projecting cap, and the baseboards are vertical with a slight flare, also typical of the bungalow.

3. Evaluation

3.1 Assessment Criteria

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown , e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>The place is associated with locally known personalities of the late 19th and early 20th century. However, these associations are distant (in the case of the Jolly family) or are not considered to be of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building has moderate architectural significance as a good example of the bungalow style, which represents a significant period of development locally and nationally, becoming the most popular residential style after WWI. While there is nothing particularly distinctive about 9 Queens Avenue, it is well executed and relatively unmodified.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>The architect and builder of the dwelling are unknown.</i></p>

<i>place enlarges understanding of their work.</i>	
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>The place has some rarity value as a good example of a bungalow which was common from c.1910s to 1930s, and of which there are still many good examples.</i></p>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	<p>Level of Significance: High</p> <p>Explanation: <i>The place appears to have high integrity and seems to have retained most of its significant features from the time of its construction.</i></p>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The section at 9 Queens Avenue is assumed not to have been divided since 1924, (likely) prior to construction of the dwelling. The position of the house raised above the street level gives it prominence which moderately extends its significance.</i></p>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>The place has moderate landmark value. It is highly visible from the street and is likely somewhat recognised by the local community.</i></p>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>9 Queens Avenue has moderate continuity value for its contribution to the character of the street and wider area, having stood for approximately 100 years.</i></p>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>9 Queens Avenue has some group value as one of several early 20th century residences constructed in this part of Frankton.</i></p>

d. Technological Qualities

***i. Technological** - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.*

Level of Significance: Low

Explanation: The dwelling at 9 Queen Street has low technological value for its design and use of materials which were standard for the time period.

e. Archaeological Qualities

***i. Human, Occupation, Activities or Events:** The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*

Level of Significance: Unknown

Explanation: Although the building at 97 Queens Avenue was constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.

***ii. HNZPT:** The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*

Level of Significance: None

Explanation: The place is not listed with HNZPT.

f. Cultural Qualities

***i. Cultural:** The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative*

Level of Significance: Low

Explanation: Occupied for approximately 100 years, 9 Queens Avenue makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Queens Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA16/108 (1872)
CT SA61/79 (1891)
CT SA131/181 (1905)
CT SA134/13 (1906)
CT SA232/285 (1915)
CT SA268/71 (1917)
CT SA467/45 (1927)
CT SA467/46 (1927)
DP 3493 (1906)
DP 11570 (1917)
DP 15733 (1921)
DP 20616 (1924)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Upper Kent Street

Frankton, Hamilton



Figure 1: The building at 9 Upper Kent Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly.¹ Thomas' son, Francis (Frank) Bertrand Jolly, would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>



Figure 2: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.
Source: HCC Archives

The earliest record for the property is a Certificate of Title dated to 1872 (SA16/108) which illustrates a Crown Grant of land, Lot 367, in the Frankton area awarded to Thomas Jolly (Figure 2). BY 1971, Jolly has subdivided much of the land, but still owns a significant area to the south of the newly established rail line (SA61/79). After Jolly passes away, the land is conveyed to his wife, Mary Ridout Jolly in 1906 (SA132/21). Over the next decade, Mary subdivides the estate section by section, and eventually commissions a formal survey plan to subdivide the section of land which

would encompass 9 Upper Kent Street in 1913 (Figure 6). Lot 41, which would become 9 Upper Kent Street, is sold to James George Harp, engineer, in 1918 and a new Certificate of Title was created (SA275/110). Historic newspaper articles show that Harp was a well-known and respected individual in Hamilton at the time. He was elected unopposed to the Hamilton Borough Council in 1920, and was a member, and president, of numerous other groups and societies.⁴ He was killed when the car he was driving lost control and pinned him beneath it in 1929.⁵ The property was conveyed to his widow, Ethel Harp, after his death and would remain under her care until 1942 when it was sold. A number of other conveyances are recorded throughout the mid and late 20th century, but none are of historic significance. Considering the Certificates of Title, survey plans, and the extant building, the dwelling at 9 Upper Kent Street was likely constructed after 1913 and or in 1918 when George Harp purchased Lot 41 from Mary Jolly.

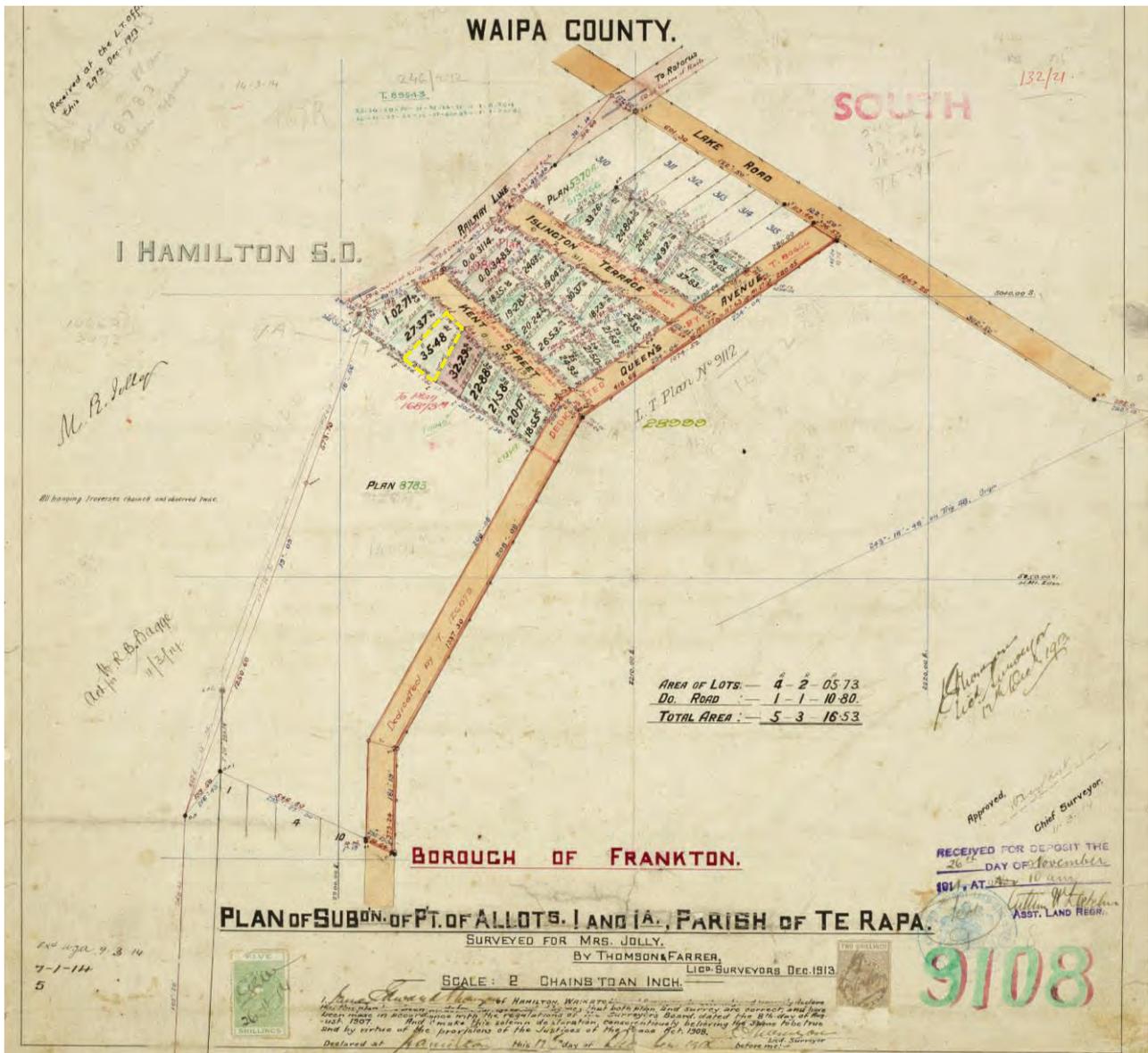


Figure 6: 1913 survey plan for Mrs. Jolly, Lot 41 – which would become 9 Upper Kent Street, is indicated.
Source: LINZ, DP: 9108

⁴ Obituary of J. G. Harp, *Waikato Times*, Volume 106, Issue 17859, 4 November 1929, Page 6
⁵ Obituary, *Waikato Times*, 1929

2. Physical Description

2.1 Setting - Site Description

The dwelling at 9 Upper Kent Street is located on the western side of Upper Kent Street in the suburb of Frankton. The building is considerably set back from the road, and partially obscured by vegetation. The surrounding area is a mixture of residential and industrial properties with the rail line immediately to the north of the street. Many of the dwellings on the street are historic and were likely constructed to house workers of the railway in the early 20th century.

2.2 Property Details

Legal Description: Lot 41 DP 9108

Parcel ID: 4422282

Current Certificate of Title ref: SA275/110

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 9 Upper Kent Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 9 Upper Kent Street belongs to the Villa typology. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

The villa became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally in their designs. The popularity of the villa started to dwindle after WWI but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common also), with a verandah to the street facing elevation along with copious decorative embellishments (unless removed prior). Like other styles popular during the same time period in New Zealand, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as formal in nature and layout.



Figure 7: 'Typical' villas.
Source: Various

9 Upper Kent Street is classified here as a twin (or double) bay villa estimated to have been constructed circa 1913-18. The building has a symmetrical form with two gable roofs to the street frontage, terminating at the wall line and not projecting. This is quite uncommon as often villa gables would project further forward.

It is possible that this extant building derived originally from a simpler form, possibly a square villa, and then the twin bays were added at a later date. The proportions of the property roof are also not typical to villa construction with a low roof which has a longer section to the rear. The proportions of the bay windows at the front of the property are also small in comparison to a typical bay villa. The bay windows appear compacted to fit with the property roof height.

Without dismantling the building and inspecting the framework it is not possible to confirm the sequence of development accurately, however the proportions of the property overall are not in keeping with a twin (double bay villa), and this archetype is only proposed on the basis of the property having two faceted bay windows and villa ornament.

Should the building have been constructed as a plain or square villa initially, a large amount of effort would appear to have been made after construction to convert the building to a twin (double) bay villa appearance. If this occurred, this activity is of note when considering social and economic factors of the area at the time of construction. It may also be possible that George Harp purchased a fairly new building in 1918 and then added embellishment (faceted bays), thereby achieving a fashionable aesthetic, without the expenditure of a new full sized villa.

The gables each have faceted bay windows to either side of a central entrance. The roof is clad in corrugated metal, the exterior of the building is clad in bevelled weatherboards. The original

large brick chimney is still extant. The gables have finials and horizontal weatherboard at their apex and brackets at the eaves detailing. There are decorative fretwork brackets and teardrops above the faceted bays. The gable roofs have a flat section of roof joining to two which forms a shallow porch to the front door, which is non-original.

Window joinery is of timber and consists mainly of double hung single sash units, and door joinery is of timber. The front door has an additional plain top light above. Vertical timber boarding encloses the ground to floor spaces.

Aerial photography of the property confirms there are several later additions, to the rear and west of the building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: <i>The place has some low associative value for its connection to well-known local businessman James Harp who purchased the property in 1918.</i>

<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a larger estate and sold off as an individual lot, a common theme in the late 19th and early 20th century. The property is a good example of developing architectural styles in the early 20th century. The use of the villa detailing (at smaller scale) denotes social and economic trends of the time with a burgeoning population with increasing but not limitless affluence.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance as an example of an early 20th century twin or double bay styled villa. The building is distinctive because it is not a typical villa size or scale whilst it has been given villa embellishment without villa form. The villa detailing has been used to maximise aesthetic impact and give grandeur to the property whilst at a smaller scale.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder of the dwelling are known.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an example of an early 20th century 'villa' which was developed or built with a clearly aspirant attitude towards social and economic trends of the time. The building is uncommon in that it has used popular and fashionable detailing appended to a lower status and scale of dwelling.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place appears to have moderate authenticity and integrity. Aerial photography confirms the layout of the original building to be that which we see today, without extensive alteration. The extensions to the rear and side of the property do detract from the overall integrity of the building.</p>

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property has some local significance for its setting, having not been subdivided since the original 1913 subdivision. The house has had a large garden and is set back from the road which increases its significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place makes a contribution locally to the continuity and established built character of the street by providing evidence of material use and architectural design. It provides evidence of early 20th century domestic architectural and social influences in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a number of early 20th century twin (double) bay 'villas' in Hamilton, and as one of a number of historic dwellings in Upper Kent Street.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological significance for its use of materials and construction methodologies which were standard for the time period.</p>

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.

Level of Significance: Low

Explanation: The place has some cultural value as it is an example of fashion influencing architectural embellishment where economic pressures were also a factor. The place is symbolic of the social and economic trends of the early 20th Century which affected this area of Hamilton.

g. Scientific Qualities

i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance,

Level of Significance: Low

Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the early 20th century.

<i>rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	
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3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Low
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 9 Upper Kent Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

- Alexander Turnbull Library Archives*
- Hamilton City Council Archives*
- Hamilton Council E-Maps and GIS Services*
- Hamilton City Council District Plan*
- Papers Past*
- Te Ara Encyclopedia of New Zealand*
- 'The Dead Tell Tales', Waikato Times (2013)*

4.2 Historic Titles, Deeds and Survey References

CT SA16/108 (1872)

CT SA61/79 (1891)

CT SA132/21 (1906)

CT SA275/110 (1918)

DP 9108 (1913)

Hamilton City Council Heritage Inventory Assessment Form **Draft**

Ruakura Research Station Homestead

10 Bisley Road, Ruakura



Figure 1: The Ruakura Homestead at 10 Bisley Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Prior to development as an agricultural training school and research centre, the site was part of a settler farm awarded to Isaac Coates and Captain Steele of the Waikato 4th Militias in 1864.¹ In 1866, the place then became known as 'Ruakura' - a new model government farm², and then became the Ruakura Agricultural Experimental Station in 1901 with the aim of experimenting with crop improvement (Figure 2).³

The homestead was built in 1910 to house the cadets who studied on the farm (Figure 3, Figure 4, Figure 5, and Figure 7).⁴ The building was designed by well-known architect WA Cumming.⁵ Cumming was the architect to the Board of Auckland Grammar School from 1903-1932. He also designed Auckland Girls Grammar School, Mount Albert Grammar School, and Takapuna Grammar School, all of which are of considerable heritage significance.⁶ Cummings was also one of the founding members of the NZIA and the first director of the School of Architecture at Auckland University.⁷ Research indicates that he also designed the buildings at the Waerenga Experimental Farm, which later became the Te Kauwhata Viticultural Research Station.⁸

Early images and newspaper articles from the early 20th century refer to the place as an agricultural training school for young farmers (Figure 6 and Figure 8). The agricultural school appeared to have been wildly popular - in 1913 there were 70 applications made for the 12 three-year positions advertised.⁹ In the 1930's, the farm focused further into animal research and a number of major laboratory buildings were constructed in the mid-20th century, in the Modernist style, to support this work.¹⁰ These buildings were designed by the Ministry of Works (MoW) (Figure 9 and Figure 10).¹¹

¹ Adam, Beaumont, and Kellaway, *Hearing Submission to HCC*, 2015

² *Memory Boxes*, Waikato Times, Ann McEwan, 2017

³ <https://christchurchcitylibraries.com/heritage/photos/disc1/img0092.asp>

⁴ McEwan, (2017)

⁵ McEwan, (2017)

⁶ McEwan, (2017)

⁷ McEwan, (2017)

⁸ McEwan, (2017)

⁹ McEwan, (2017)

¹⁰ McEwan, (2017)

¹¹ Adam, Beaumont, and Kellaway (2015)

The first director of the station was CP McMeekan (Figure 14) (1908-1972) – he was appointed to Ruakura in 1943 and developed an international reputation for animal research and innovative rural education.¹² Ruakura was renowned for its pioneering research - many farmers would visit the site to attend conferences on new farming techniques and methods (Figure 13).

The overall site was first identified as having heritage value in a 1997 Waikato Heritage Study conducted by Dinah Holman. Holman stated that the station had ‘national, and international, significance and has pioneered many agricultural developments.’¹³ In 2015, as part of a planning submission a number of heritage professionals submitted a document which also attested to the heritage values of the place, but this was eventually not adopted.¹⁴ This submission identified a number of pre-1900 sites and structures on the Ruakura site and argued for the establishment of a heritage area to protect the site as a whole, as well as requesting that some of the most significant buildings be individually scheduled.



Figure 2: Ruakura Experimental research Station, c. 1905.

Source: CCL, ID: CCL-KPCD1-IMG0092

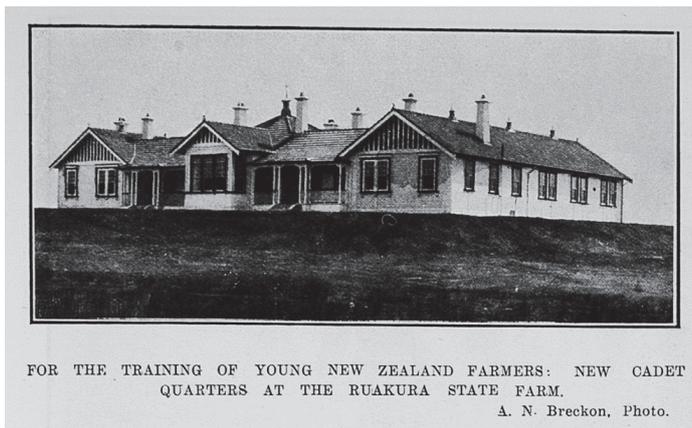


Figure 3: Image of the Ruakura Homestead in 1910, being used for ‘the training of young New Zealand farmers’.

Source: ALHI, ID: AWNS-19101229-4-1



Figure 4: Images of the Ruakura Homestead, 1911.

Source: ALHI, ID: NZG-19110301-27-1



Figure 5: The entrance to the Ruakura Agricultural School – the Homestead is visible in the distance, 1925.

Source: HCL, ID: HCL_09621

¹² McEwan, (2017)

¹³ Memory Boxes, Waikato Times, Ann McEwan, 2017

¹⁴ Memory Boxes, Waikato Times, Ann McEwan, 2017



AGRICULTURAL EDUCATION IN NEW ZEALAND: STATE SCHOOL TEACHERS AS STUDENTS, WITH INSTRUCTORS AND INSPECTORS, AT RUAKURA FARM SCHOOL, WAIKATO, JANUARY 20-24, 1919. Photos. by S. L. Gilbert.

Figure 6: Agricultural students and teachers at Ruakura in front of the Homestead building, 1919.
Source: ALHI, ID: AWNS-19190206-33-6



A GENERAL VIEW OF RUAKURA STATE FARM, IN THE WAIKATO DISTRICT, SHOWING THE HOMESTEAD AND STABLES IN THE FOREGROUND.

Figure 7: Ruakura Homestead, 1921.
Source: ALHI, ID: AWNS-19210224-32-1



SPECIAL COURSE OF TRAINING AT RUAKURA STATE FARM FOR YOUTHS SELECTED BY THE AUCKLAND BOYS' UNEMPLOYMENT COMMITTEE
 With the object of giving boys a technical knowledge of farming, a short course of training at Ruakura was provided for a party of 29 youths. Suitable lectures and demonstrations were arranged each day during the fortnight, and up-to-date farming methods were explained. The success of the experiment was evident from the ready manner in which the boys grasped new ideas and followed the reasons for special treatment of soils, livestock and crops and for the use of fertilisers and farm drainage.

1. Boys receiving practical instruction in ploughing.
 2. Taking notes at a lecture.

3. Boys returning after a field demonstration.
 4. Bringing in sheep for demonstration purposes.

5. Ewes and lambs penned during a talk to the boys.
 —J. F. Loudon

Figure 8: Newspaper advertisement showing young farmers taking part in activities at the Ruakura Agricultural School, 1935.

Source: ALHI, ID: AWNS-19350703-39-1

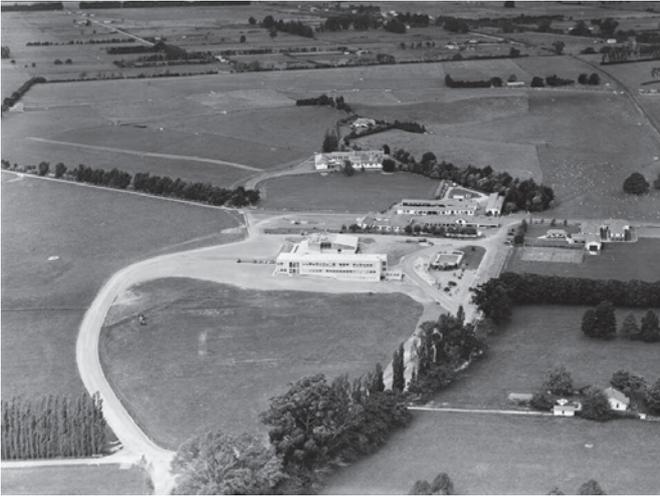


Figure 9: Aerial of the Ruakura Station, 1948.
Source: ATL, ID: WA-13219-F



Figure 10: Aerial of the Ruakura Station, c. 1960's.
Source: HCL, ID: HCL_04900

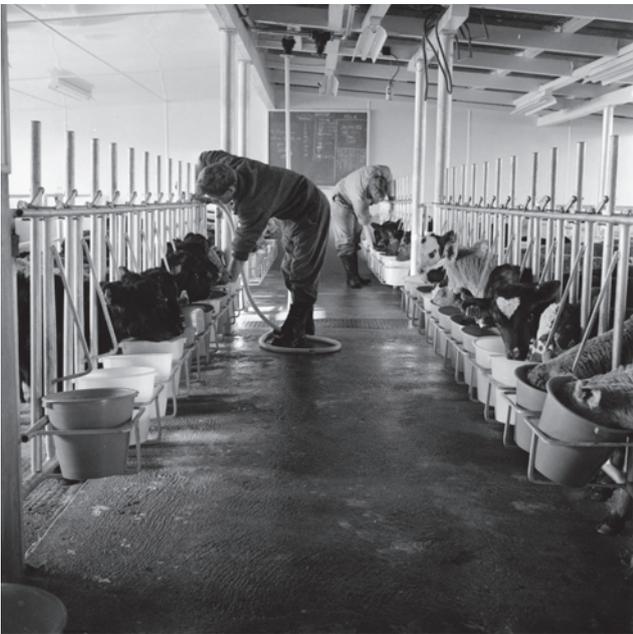


Figure 11: Calf feeding at the Ruakura Station, 1966.
Source: MOTAT Archives



Figure 12: Experiment at the Ruakura Station, 1960.
Source: MOTAT Archives



Figure 13: Farmers Conference at the Ruakura Station, 1968.
Source: HCL



Figure 14: Dr C. P. McMeekan at the Ruakura Station, undated.
Source: Te Ara Archives

2. Physical Description

2.1 Setting - Site Description

The Ruakura Research Station site is located on a large block of land – approximately 488,000m² - on the eastern side of Bisley Road in the rural suburb of Ruakura. The block has numerous buildings and structures on it, ranging from 19th to 21st century construction. The edges of the block consist of pastures and fields whereas the centre of the section, and the segment of the site closest to Bisley Road – is more densely populated with man-made structures.



Figure 15: Aerial of the Ruakura Research Station site today, showing the approximate boundaries of the property. The 1910 homestead building is indicated with a star.
Source: HCC Aerials

2.2 Property Details

Legal Description: Section 3 SO 519316

Parcel ID: 7879277

Current CT: 847486, 872172

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. However, a large number of trees on the site are currently protected under Schedule 9D of the District Plan. There are currently no recorded archaeological sites identified at 10 Bisley Road according to the ArchSite database, however the site is known to have archaeological value which has not yet formally been

recorded. Therefore, the place is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

While there are numerous structures and buildings on the site which may be worthy of heritage protection, this report focuses on the Homestead building.

The Homestead building, constructed circa 1910, was designed in a stripped back, single-storey interpretation of the Arts and Crafts architectural style. Features of this style evident in the building include its numerous gables with half-timbering to the exterior (originally painted in contrasting colours, see Figure 3 and Figure 4), double-hung timber-framed multi-paned sash windows, and tall chimneys (now removed) clad in a textured render (see Figure 3 and Figure 4).

The roof was originally clad in Marseilles tiles (see Figure 3 and Figure 4), another popular Arts and Crafts material, but has since been replaced with corrugated metal. An interior image of the building dating to 1910 shows that the Arts and Crafts preference for craftsmanship and detailing to the interior of the building was also evident at the Ruakura Homestead when first constructed, with ornate wooden detailing throughout the interior of the building (Figure 4).

The exterior is clad in bevelled weatherboards. The main elevation of the building has a symmetrical form with a small central gable (Figure 16) and two larger flanking gables (Figure 17 and Figure 18), separated by two verandahs between them. It is evident that some windows have been replaced over time and new ramps and steps have been constructed to improve accessibility.

The building was horseshoe shaped in form when first constructed, with two flanking wings (Figure 19, Figure 20, and Figure 21) presumably built to house the young farmers sitting at right angles to the main building. A large 'L' shaped addition has been constructed at the rear of the original building, adjoining the eastern wing (Figure 20, Figure 22, and Figure 23). The date for construction of the additional building is not known, although is evident in aerial images which date to the mid-20th century (Figure 10), along with another wing projecting from the centre of the rear of the main building, which has since been removed.



Figure 16: The central gable of the main elevation. Modern windows are evident to the verandah to the left of image.



Figure 17: The eastern gable of the main elevation, with verandah space and entrance between.



Figure 18: The western gable of the main elevation.



Figure 19: The original western wing.



Figure 20: The original eastern wing (foreground) with new adjoining wing to the rear (distance).



Figure 21: The original western wing, joining the main building in the distance.



Figure 22: The addition to the rear of the homestead.



Figure 23: The addition to the rear of the homestead.



Figure 24: Aerial photograph of the homestead building with the original building footprint indicated.
Source: HCC Aerials

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Outstanding</p>
	<p>Explanation: The building is associated with the Ruakura Experimental Farm and Agricultural School (1866-1901), as well as the Agricultural Research Station (1901-1960's). These institutions were well known nationally and celebrated for their technological advances in the agricultural industry.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The building has high significance nationally in terms of historical patterns for its establishment as a government model farm in 1866, which was then gradually upgraded and replaced by later iterations of more modern farming stations during the 20th century.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The building has high significance for its architectural style in the Hamilton area. The main building is distinctive for its Arts & Crafts styling whilst also providing a functional role as rural accommodation. The styling was fairly Avant Garde for the time of its construction being an early Arts and Crafts design. The scale of the homestead building is also of significance as a rare example of its size and form.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Outstanding</p>
	<p>Explanation: The place has outstanding significance for its associations to well-known New Zealand architects and architectural organisations, including work by well-known architect WA Cumming (Homestead) and by the Ministry of Works (mid-20th century laboratory and research buildings).</p>

<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as a unique 1910 Arts and Crafts large government farm accommodation building with moderate integrity.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The Homestead appears to be reasonably authentic and has some moderate integrity for the site as a whole but has had some modification over time. The building exterior retains a significant proportion of its original features.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Outstanding</p>
	<p>Explanation: The building has outstanding significance for its setting. The setting originally belonging to a settlers farm in 1864, then established as a government model farm in 1866, into an agricultural training school in 1901, and then developing into a large-scale agricultural research station by the time of the buildings construction. The history, physical scale and setting of the property extends the significance of the building and site as a whole.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known landmark value as the site is located on private property and is not visible from the public realm.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate continuity value for its contribution to the surrounding overall site and landscape. Originally belonging to a settlers farm in 1864, then established as a government model farm in 1866, into an agricultural training school in 1901, and then developing into a large-scale agricultural research station.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of</p>	<p>Level of Significance: High</p>
	<p>Explanation: The homestead building has high group significance as part of a collection of historic items, constructed over the course of the history of the site. As a minimum the 1910 Ruakura Homestead / Cadet Quarters, Mid-20th century MoW-designed modernist laboratory and research buildings, Pre-1900 structures and sites identified in the 2015 submissions material, and Trees and shelterbelt plantings form part of the group and landscape.</p>

the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: None
	Explanation: The building itself has no technological value as the materials and construction techniques used to build the homestead were common for the time.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Moderate
	Explanation: Although there are currently no archaeological sites formally recorded on the property, the place is known to have been occupied prior to 1900, and a number of pre-1900 structures have been informally identified. Future investigation to the area may result in archaeological significance being identified.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: Moderate
	Explanation: Although the place is not listed with HNZPT, the organisation actively endorsed and supported the submission made by the group of independent heritage consultants in 2015. Future investigation to the area may result in archaeological significance being identified.

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic	Level of Significance: High
	Explanation: The building has high cultural value for its contribution to the farming community for more than 100 years. Many young farmers would have attended stayed in the building in the early 20 th century, and many farmers would have attended or visited the building in the mid-20 th century to learn about new agricultural

place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	developments. The place is likely well-known by the local community and contributes to a shared sense of identity in the area.
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g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	<p>Level of Significance: Outstanding</p> <p>Explanation: The building has outstanding scientific value due to its potential to contribute to information about; its architect who was nationally important, and the activity of the building for agricultural research, training and development throughout the 20th century. The building is recorded in documentary records associated with the place which may provide further details regarding the site practices. There is also the potential for the building to contribute further information regarding the history of the nationally important site, as well as future archaeological investigations.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Outstanding
b) Physical/Aesthetic / Architectural Qualities:	Outstanding
c) Context or Group Values:	Outstanding
d) Technological Qualities:	None
e) Archaeological Qualities:	Moderate
f) Cultural Qualities:	High
g) Scientific Qualities:	Outstanding

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 10 Bisley Road be scheduled in Plan Ranking: Category A.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan

HNZPT Planning Submission (2015)

McEwan, Anne, 'Memory Box Series', Waikato Times (2017)

Papers Past

Te Ara Encyclopedia of New Zealand

'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA26/200 (1882)

CT SA29/272 (1882)

CT SA55/167 (1889)

CT SA151/127 (1908)

CT SA556/200 (1932)

CT SA49B/662 (1991)

Hamilton City Council Heritage Inventory Assessment Form Draft

10 Boundary Road

Claudeland, Hamilton



Figure 1: The dwelling at 10 Boundary Road.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The wider area known as ‘Five Cross Roads’ refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Richard Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860’s and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³ Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the “Claudelands Syndicate”, consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² *Miropiko Reserve Management Plan, HCC (2001)*

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ “Claudelands Bush”, *Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).*

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.



Figure 2: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives



Figure 3: A&P show at the Claudelands Showgrounds, 1912.

Source: HCC Archives

The earliest record for the property is a Certificate of Title dated to 1880 which details a Crown Grant of a large section of land to the east of the Waikato River being awarded to Francis Richard Claude (Figure 2) (SA17/265). The subsequent Certificate of Title, dated to 1894, shows that Claude had sold off some of the property and was left with a large chunk of land bordered by Thames Street to the south, Heaphy Terrace to the west, River Road to the east, and Boundary Road to the north (SA70/14). By 1910, Claude had sold the land to J. R. Self, who commissioned a formal survey plan of the land and subdivided it into smaller lots for individual sale. In 1912, Lot 73 (Figure 4), which became what is now 10 Boundary Road, was sold to Frederick Arthur Swarbrick (SA196/116).

Frederick Arthur Swarbrick was the son of the renowned Arthur Swarbrick, Waikato Country Council and Borough Council solicitor, and first president of the Hamilton Law Society, for whom the Swarbrick Memorial Arch on Pembroke Street was erected. Frederick, who was born c.1884,¹⁰ also trained as a solicitor; and practised with his father as "Swarbrick and Swarbrick" from c.1912.¹¹ Swarbrick mortgaged the property in 1913, and subsequently twice more, before the property was transmitted to the New Zealand Insurance Company Limited on his death in c.1967 (SA196/116).¹² In the early 1940s, newspapers report the marriages of Swarbrick's son (Arthur) and daughter (Leonie), referring to their home in Boundary Road, Claudelands.¹³ Descendants of F. A. Swarbrick

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁰ Ancestry.com

¹¹ The first reference to "Swarbrick and Swarbrick" found in the contemporary press is in the *Waikato Argus*, 12 June 1912

¹² The Certificate of Title records the transmission of F. A. Swarbrick's estate in 1967, but other sources give the year of his death as 1963.

¹³ *Waikato Times*, 1 December 1941; *Te Awamutu Carrier*, 27 February 1942. A search on *PapersPast* identified multiple advertisements relating to 10 Boundary Road, Claudelands, between c.1910 and c.1940. These included advertisements

continued to practise as barristers and solicitors, and the law firm “Swarbricks” continues to the present day.

Considering the Certificates of Title, survey plans, and the extant transitional-style building, the residence at 10 Boundary Road was likely constructed in 1913 when Swarbrick mortgaged Lot 73 after purchasing it from Self. It is possible that construction occurred later into the 1910s; however, as Swarbrick held the property until his death in c.1967, the house was certainly built during his ownership. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance. The site has not been subdivided since 1910.



for the lease and the sale of the property. The names within, and dates of, these advertisements do not accord with the Certificates of Title for the property. It is therefore assumed that the property has been re-numbered in the latter 20th century. An advertisement in the Waikato Times on 9 August 1923 puts Mrs F. A. Swarbrick at the address of 6 Boundary Road.

Figure 4: Survey plan DP 6695, dated 1910. Lot 73 which would eventually come to encompass 10 Boundary Road, is indicated.

Source: LINZ

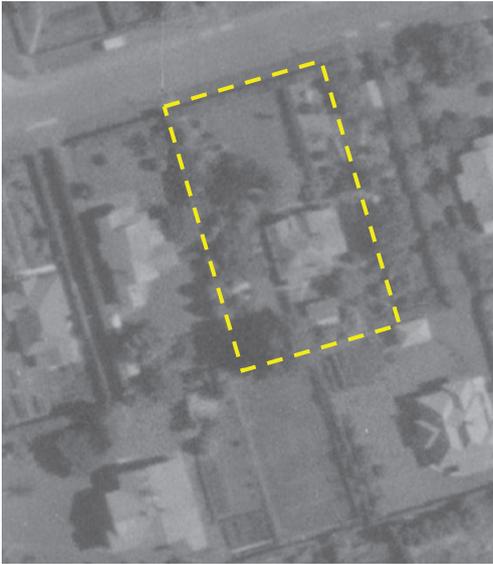


Figure 5: Aerial photograph showing 10 Boundary Road, 1943.

Source: Retrolens

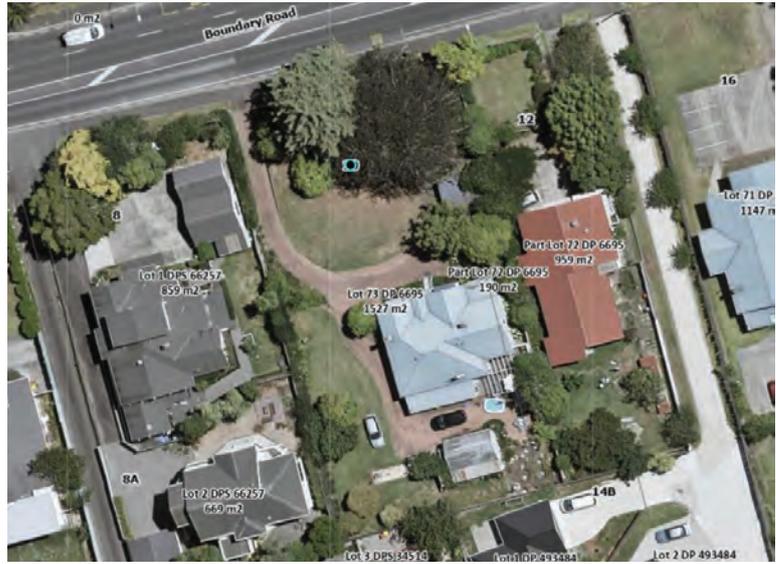


Figure 6: Aerial photograph showing 10 Boundary Road today.

Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the southern side of Boundary Road, in the suburb of Claudelands. The surrounding area is entirely residential. The building is partially visible from the street but is somewhat obscured due to large trees at the property perimeter and the building being considerably set back from the road. The site has not been subdivided since the original 1910 subdivision, making it an unusually large site amongst its surrounding context. A horseshoe-shaped driveway leads up to the house with both exits onto Boundary Road.

2.2 Property Details

Legal Description: Lot 73 DP 6695

Parcel ID: 4402189

Current Certificate of Title ref: SA196/116

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 10 Boundary Road according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 10 Boundary Road is an example of a transitional house, with elements from both the villa and bungalow typologies. From about 1910, designers and builders started to incorporate bungalow features into New Zealand villas, creating a style known today as 'the transitional villa'. At first these houses typically retained the traditional villa layout, but over time plans became more informal. Features of the villa were slowly modified, including a reduction in roof pitches, unboxing the eaves to expose rafter-ends, and bringing verandahs under the main roof of the house. Casement windows were introduced, sometimes in combination with the traditional double-hung sash windows. Bay windows which, during the height of the villa were incorporated under the main roof of the gable, returned to the older style, projecting from the main elevation with a separate roof. Decorative elements such as finials, fretwork, frieze panels and eaves brackets were gradually phased out.

10 Boundary Road is an early transitional house that presents like a double-fronted villa with a gable either side of a central verandah giving access to the entrance. The main roof form is a hip, and there is a lean-to at the rear. Two matching brick chimneys can be seen above the roof, which is clad in corrugated metal.

However, the composition is not symmetrical, as would typically be expected of a villa. The gables, which are of unequal size, feature different windows, with one having a box-bay with casement windows and fanlights, while the other has a flush triple casement, with noticeably narrower sashes, below awning supported on deep timber corbels. The box bay has bevel-back weatherboard, typical of the bungalow, while the remainder of the house is clad in rusticated weatherboard, typical of the villa. The half panelling in the gable-ends, which is not equally spaced, is a bungalow-style feature, as are the timber brackets and balustrading to the verandah. The front door is not central, but is offset by a window, which is also a feature more common to the bungalow. The northwest and the southwest side of the house have timber cover boards that create an almost panelled look, which is an unusual detail. This side of the dwelling features timber joinery of varying ages, including double doors that date to the 1980s.¹⁴ To the northeast, a flat roof extends from the gable, linking to a perpendicular gable that extends from the roof hip. This flat roofed portion of the dwelling gives the impression of an extension; and it may be, though it is visible in aerial photographs from 1943 (Figure 5).

The house may be considered architecturally disjointed, even for a transitional dwelling. Given that Swarbrick owned the property for 55 years, it is possible that he had the house constructed in stages; and likely that the Swarbrick family made changes over this period. Further alterations out since the Swarbrick's ownership, including repair of fire damage, and a small extension made to the lean-to in 1980 as subsequent owners adapted the building to their changing needs. However, these are subordinate to the overall dwelling as constructed for the Swarbrick family.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or*

¹⁴ Plans by Borland Snell & Associates, Architectural Graphic and Interior Designers dated 1980 show the design of these doors. This information is on file at Hamilton City Council.

builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: F. A. Swarbrick, for whom the house was built, and who owned the property for over 55 years, was the son of the council solicitor and first president of the Hamilton Law Society, Arthur Swarbrick, with whom he went into partnership after completing his training in c.1912. Subsequent generations of the Swarbrick Family have continued to practise in law, and the firm “Swarbricks Barristers and Solicitors” remains in the Waikato to this day. The place therefore has moderate associative value for its connection to the Swarbrick family.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th – mid-20th century. The property also demonstrates the popularity of certain architectural styles at the time of its construction.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The building has moderate architectural significance as an unusual example of an early 20th century transitional house. While the house is somewhat</p>

<p>place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>disjointed in its design, even for a transitional dwelling, its unusual form and style distinguish it from other contemporary counterparts. Further investigation would likely confirm that the house was built in stages for F. A. Swarbrick and his family, who owned the property for 55 years.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: Neither the architect nor the builder of the dwelling are known.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p> <p>Explanation: The place has high rarity value as an example of an early 20th century transitional villa with a unique blend of villa and bungalow elements, and a disjointed composition that is likely to reflect the changing requirements of a single family over more than half a century of occupation.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p> <p>Explanation: The place appears to be highly authentic and has retained much of its original fabric. Some modification is evident, though these modifications are likely to have historic value in and of themselves as early alterations.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 10 Boundary Road has not been subdivided since 1910. Comparisons with historic aerial photographs indicate that, although trees have grown and some outbuildings have been added to the site over time, the setting remains similar to what it was at the time the house was built, which extends the significance of the place.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p> <p>Explanation: While it may be recognised within the neighbourhood, 10 Boundary Road is set well back from the street, behind several mature trees, and is not known to have value as a visual landmark.</p>

<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as an excellent example of an early 20th century transitional villa in the Hamilton area. The place does not have any notable group values deriving from proximity or shared setting.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological significance for its use of materials and construction methodologies, which were standard for the time period.</p>

<p>e. Archaeological Qualities</p>	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place is likely to have significance for the descendants of people who have lived there, particularly the descendants of F. A. Swarbrick. The property also provides some evidence of historical continuity in this part of Hamilton. Beyond this, 10 Boundary Road has no particular cultural value.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has the potential to contribute to information about the development of architectural building practices in the early 20th century in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- a) Historic Qualities: Moderate
- b) Physical/Aesthetic / Architectural Qualities: High

c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	None
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 10 Boundary Road be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA17/265 (1880)
CT SA23/268 (1881)
CT SA70/14 (1894)
CT SA196/116 (1912)
DP 6695 (1910)

Hamilton City Council Heritage Inventory Assessment Form Draft

10 Claude Street

Five Cross Roads, Hamilton



Figure 1: Villa at 10 Claude Street., 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The wider area known as ‘Five Crossroads’ refers to the intersection of five major roads to the east of the Waikato River, and north of Hamilton East. Those roads are Brooklyn Road, Boundary Road, Fifth Avenue, and Peachgrove Road which runs through the intersection. The area is surrounded by a number of suburbs which are named after early farmers in the area who owned most of the land before urban sprawl took over. This includes the suburb of Claudelands, named for Francis Claude; the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860’s and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³

Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the “Claudelands Syndicate”, consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶

The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands

¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

² Miropiko Reserve Management Plan, HCC (2001)

³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁵ “Claudelands Bush”, Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁷ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁸ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹

Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

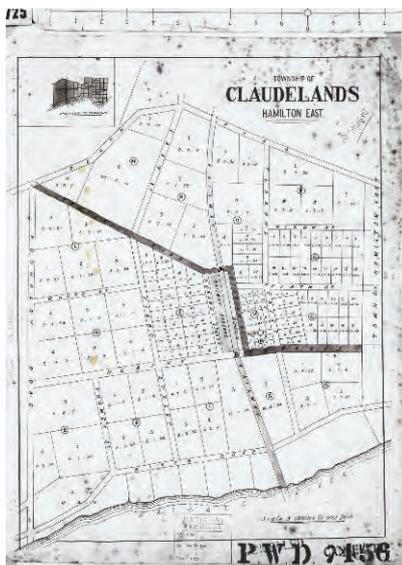


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.

Source: Waikato Library Archives



Figure 3: A&P show at the Claudelands Showgrounds, 1912.

Source: HCC Archives

The 'Enderley' estate was relatively small, perhaps less than 50 acres, on what was then the northern outskirts of Hamilton.¹⁰ When Shoard bought the estate in 1899, the Claudelands area was not even considered to be part of Hamilton.¹¹

In 1913, Shoard subdivided his farm as 'Part Township of Claudelands Extension No.24' - nine acres was divided into 19 new residential-sized properties and three streets, one of which was Enderley Avenue.¹² Tramway Road, the eastern boundary of Enderley, was shown as a proposed tramway on an 1865 map, and seems to have been of double width to accommodate such a tramway.¹³

Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of this suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge c.1937, constructed from reinforced concrete in a bowstring design, to span the Waikato River.

⁹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁰ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹¹ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹² <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

¹³ paperspast.natlib.govt.nz. 8 December 1891. Retrieved 2 May 2020.



Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



Figure 5: Construction workers on the Fairfield Bridge, c.1936.
Source: Waikato Library Archives

The 10 Claude St property was originally encompassed within Allotments 214 of the Parish of Kirikiriroa, which was granted to Francis Richard Claude in 1884. Claude leased land to farmer, George Edmonds in 1885 (No. 813), who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included 347 acres of land, containing two roads and multiple Allotments (178, 179, 181, 201 and 211 - 214). What is now 10 Claude Street, was then encompassed within Allotment 214 in 1894 CT - (DP 3014 - Pt 26).

In 1901 Harriet Edmonds transferred the land to Andrew Casey, a well-known farmer and land agent in the Hamilton area. During 1904 Andrew Casey subdivided and transferred the land, which included transferring land to His Majesty the King for the purpose of constructing a road (SA 71/90). The 1904 *Waikato Times* advertisement describes the estate as follows:

A capital opportunity of obtaining high-class small dairy farms in one of the best districts in the Waikato presents itself through the cutting up of Mr Andrew Casey's fine farm, "Burleigh," at Tamahere. The property consists of 460 acres, and will be divided into sections of 50 acres and upwards. It is well fenced and there are two homesteads on the land. The Tamahere Church, factory and store adjoin the property, and the school and post and telegraph office are actually on it.¹⁴

¹⁴ *Waikato Times*, Volume LIV, Issue 6511, 6 September 1904, Page 2.



Figure 6: Survey plan showing the subdivision of Claudelands.
Source: LINZ, DP 3014, 1903.

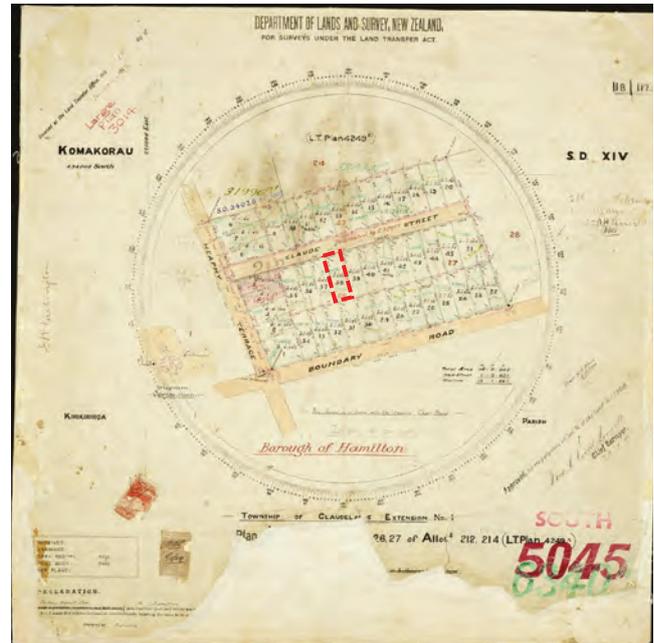


Figure 7: Survey showing the subdivision of Claude St,
Source: LINZ, DP 5045, 1909.

Casey kept Lots 25-27 and mortgaged them in 1904. It is possible that the dwelling on 10 Claude Street was constructed around 1904 whilst in Andrew Casey's possession (as the land was not mortgaged again until 1924). A date of 1904 would also be in keeping with the materials, design, form and layout of the extant property.

The land was transferred from Casey in 1906, to Edward Robert Partington, a 'Waikato Dairying Pioneer.'¹⁵ Partington was born in one of Auckland oldest landmarks - the old windmill at the top of Symonds St which was built by his father Charles Frederick Partington in 1851. After trying his hand at gold mining, Edward turned to farming, managing the flour mill at Te Rore, the creamery at Te Pahu, and worked at the multiple farms in the Waikato region.¹⁶

In January of 1915, Lots 14 -15 & 37 -38 plan No. 5045 (10 Claude Street is encompassed with Lot 38) were transferred from Edward Robert Partington to William Proctor, a contractor of Claudelands. William Proctor passed away in 1923 and his death notice mentions his residence at 10 Claude Street, thus confirming a construction prior to 1923.

¹⁵ *Waikato Times*, Volume 108, Issue 18107, 26 August 1930, Page 7.

¹⁶ *Waikato Times*, Volume 108, Issue 18107, 26 August 1930, Page 7.



Figure 7: 1948 aerial showing 10 Claude Street.
Source: Retrolens, SN530.



Figure 8: Aerial showing 10 Claude Street
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The property is located on the street front of Claude Street, which intersects Heaphy Terrace and Peachgrove Road, prominent streets in the Five Cross Roads area. 10 Claude St is listed as Flat A, a 1/6 cross leased share of Lots 37-38.

2.2 Property Details

Legal Description: Lot 38 DP 5045

Parcel ID: 4408980

Current Certificate of Title ref: SA40D/759

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 10 Claude Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 10 Claude Street is a good example of an early 20th century villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

The villa became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased - with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. Mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally in their designs. The popularity of the villa started to dwindle after WWI but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form (though 'double bay' villas are relatively common also), with a verandah to the street facing elevation along with copious decorative embellishments (unless removed prior). Like other styles popular during the same time period in New Zealand, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as formal in nature and layout.



Figure 6: 'Typical' villas.
Source: Various

The dwelling at 10 Claude Street is a single faceted bay villa estimated to have been constructed during the early 1900's. The building has rusticated weatherboard cladding to the front elevation with plain weatherboard cladding to the sides and rear elevations. It is possible that the front elevation may have been re-clad at some point in the past with the bay window added, resulting in the change of cladding, however there is no evidence of this. The roof structure is of timber with corrugated metal roof cladding. There is also a verandah with bullnose roof in metal cladding that faces Claude Street. The verandah is partially enclosed with a plain wooden panelled balustrade. The dwelling has an original brick chimney (now truncated) and intact original decorative elements including verandah fretwork and gable finials at the front and rear of the building. Original timber-framed double hung sash windows and door joinery is also evident. The building has a lean-to extension to the rear (age unknown) which is clad in timber weatherboards.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 10 Claude Street has some associations with locally known individuals in the 19th and early 20th centuries. However, none of these individuals are known to have historical significance in wider Hamilton, the Waikato District, or New Zealand.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 10 Claude Street has moderate significance with regard to historical patterns in the region. Although likely built after the turn of the century and the initial settlement of the Hamilton area, it is set in an urban landscape laid out in the 1870's after the swampy land was purchased and developed by Francis Claude. The use of higher status weatherboard cladding to the front elevation only also signifies and example of socio economic trends and an aspirant outlook for domestic architectural styles adopted.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its design, form, style and ornamentation, 10 Claude Street is of moderate architectural significance as an example of an early 20th century villa. The use of higher status weatherboard cladding to the front elevation only versus a plain weatherboard elsewhere also signifies an example of the proprietary nature of villa design and the design options available to the aspirant domestic homeowner.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: The builder of the dwelling is unknown.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 10 Claude Street has moderate rarity value as an authentic example of an early 20th century villa which was clearly designed with a focus on street front presentation and a formal appearance.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 10 Claude Street appears to have moderate authenticity and integrity without major modifications. The lean-to extension to the rear of the property is in keeping with the original building. In this instance the original internal linings are also preserved.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: The property at 10 Claude Street has low significance for its setting. The lot has been built on to the rear, losing the original site layout. The front elevation however retains its original setting providing some value.</p>
	<p>Level of Significance: Low</p>

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Explanation: 10 Claude Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older dwelling.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</p>	<p>Level of Significance: Low</p> <p>Explanation: 10 Claude Street makes a contribution to the established built character of the street. It provides evidence of early 20th century social behaviours regarding residential street development, in this part of Hamilton.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: Due to its age, appearance, style, and setting 10 Claude Street has some group value as one of a number of early 20th century single faceted bay villas which are dispersed across the Five Cross Roads area.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p> <p>Explanation: The villa at 10 Claude Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p>e. Archaeological Qualities</p>	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 10 Claude Street is thought to have been constructed circa 1904, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>

<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 10 Claude Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling at 10 Cook Street has no known cultural value.</p>

g. Scientific Qualities

<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the history and architectural development of the villa styles which were adopted and developed in the early 20th century in this area of Hamilton.</p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Low
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	None
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 10 Claude Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan

Papers Past

Te Ara Encyclopedia of New Zealand

'The Dead Tell Tales', Waikato Times (2013)

Waikato Times, Volume 108, Issue 18107, 26 August 1930

<https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

Miopiko Reserve Management Plan, HCC (2001)

<https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-year>

"Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

4.2 Historic Titles, Deeds and Survey References

CT SA40D/758 (1988)

CT SA369/299 & CT SA369/82 (1923)

CT SA233/13 (1915)

CT SA118/112 (1904)

CT SA71/90 (1894)

CT SA34/250 (1884)

DP 3014 (1903)

DP 5045 (1909)

DPS 48013 (1988)

Hamilton City Council Heritage Inventory Assessment Form Draft

10 Kotahi Avenue

Beerescourt, Hamilton



Figure 1: The building at 10 Kotahi Avenue.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The area north of the central city of Hamilton contains a number of suburbs, including Whitiora, Maeroa, Beerescourt, and Forest Lake. As with many places in Hamilton, some of these areas are named after early landowners such as Beerescourt – named for Capt. Gerald Butler Beere, who was granted land in the military settlement at the conclusion of the New Zealand Wars. He set up a fort with the 300 acres of land he was granted, and the area became known as 'Beere's Fort' (Figure 2), before eventually becoming known as Beerescourt as early as 1882.¹

Beerescourt is positioned on the west side of the Waikato River, opposite the suburb of Fairfield. The two suburbs are connected by the landmark Fairfield Bridge – a reinforced concrete bowstring arch bridge that opened in 1937 which can be seen in many of the historic photographs of Kotahi Avenue (Figure 3-Figure 6).



Figure 2: 'Beere's Fort' on the Waikato River, 1860.
Source: HCL, ID: HCL_02471

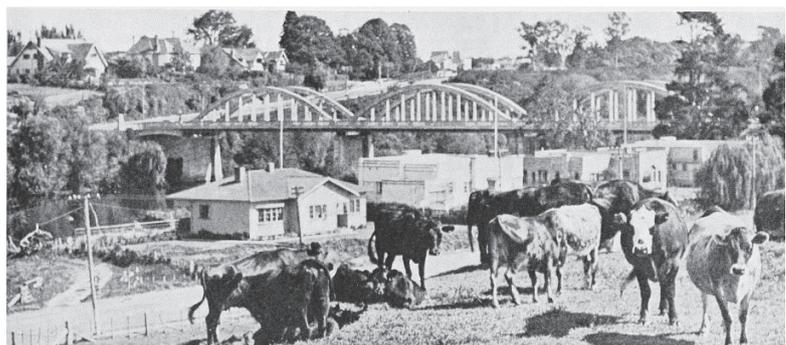
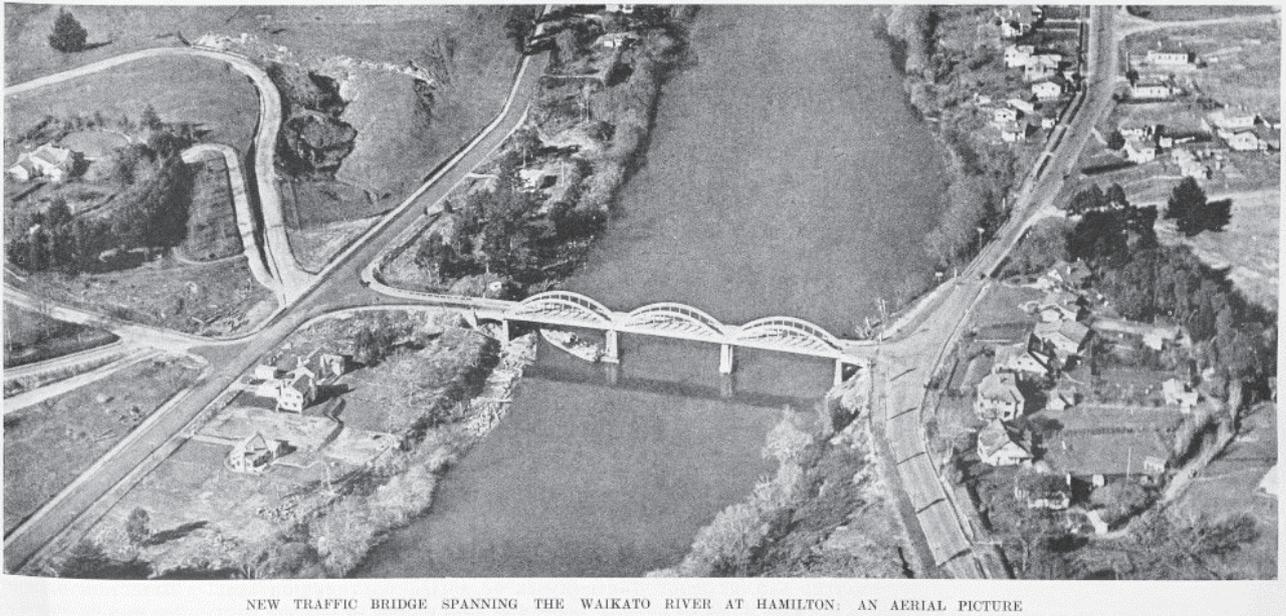


Figure 3: Fairfield Bridge, with Kotahi Avenue houses in the top left of image, 1941.
Source: ALHI, ID: AWNS_19410430_p028_i003_x

¹ <https://www.stuff.co.nz/waikato-times/life-style/103982050/history-the-dead-tell-tales>



NEW TRAFFIC BRIDGE SPANNING THE WAIKATO RIVER AT HAMILTON: AN AERIAL PICTURE

Figure 4: Aerial view of Fairfield Bridge, with Kotahi Avenue houses evident to the immediate right of the bridge, 1937.
Source: ALHI, ID: AWNS-19370804-49-4



Figure 5: Aerial, with Kotahi Avenue on the immediate left hand side of the Fairfield Bridge, 1943.
Source: Retrolens



Figure 6: Aerial, with Kotahi Avenue on the immediate left hand side of the Fairfield Bridge, 1961.
Source: Retrolens

The property at 8 Kotahi Avenue was originally encompassed within Allotment 242 in the Parish of Pukete, positioned to the west of the Waikato River in the area north of Hamilton West. A Certificate of Title dated to 1906 shows that Allotment 242 was in the ownership of Matilda Livingstone, wife of John Livingstone (SA136/152). Matilda Livingstone died in 1912 and her estate was passed to John Livingstone and James Edwin Tidd. It was subsequently sold to William John Booth Livingstone and Stanley George Livingstone, both farmers, in 1919. Through a quick series of transfers Stanley George Livingstone came to own the entirety of Allotment 242, and sold a large portion of it to Alfred Wigg in 1920 (SA298/92). Following this, Livingstone commissioned a formal survey plan (DP 14611, Figure 7) in preparation to subdivide the remainder of his estate (SA320/77). The subdivision included thirteen lots, and the street that would become Kotahi Avenue, which connected to what was then Great South Road (now Victoria Street).



Figure 7: 1920 survey plan, Lot 5, which would become 10 Kotahi Avenue, is indicated.
 Source: LINZ, DP 14611

In 1923 a new Certificate of Title was created which shows that Livingstone had retained Lot 5 of his subdivision, which would come to be 10 Kotahi Avenue (Figure 7). The property was then conveyed to Arthur Bertram Collier in 1924 (CT SA384/9). Collier took out two mortgages in the same year and would own the property for another two and a half decades before eventually conveying it in 1949. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, it is likely that the dwelling at 10 Kotahi Avenue was constructed in or soon after 1924 when Collier purchased the property from Livingstone and took out two mortgages. Although there was a delay between

the subdivision and sale of the sections by Livingstone, he was a farmer and understood from contemporary advertisements to have been based largely in Matamata.²

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the eastern side of Kotahi Avenue in the suburb of Beerescourt. The surrounding area is entirely residential. The dwelling is not visible from the street due to the building being set back considerably from the road and with vegetation and other structures such as tennis courts and garages located at the perimeter of the property. The site has not been subdivided since the original 1920 subdivision of Kotahi Avenue.

2.2 Property Details

Legal Description: Lot 5 DP 14611

Parcel ID: 4368939

Current Certificate of Title ref: SA384/9

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 10 Kotahi Avenue according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 10 Kotahi Avenue appears to have been built in a stripped-back interpretation of the Arts and Crafts style. An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail. Characteristics of the Arts and Crafts style include half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs often clad in Marseilles tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), and towering chimneys. The first floor of the building would often feature an 'overhang' above the slightly smaller ground floor, though not always.

² *Waikato Times*, 5 October 1920



Figure 8: 'Typical' examples of Arts and Crafts style dwellings.
Source: Various

The building at 10 Kotahi Avenue is a much plainer version of a typical Arts and Crafts dwelling, but exhibits some typical features of the style. It is two-storeyed and roughly 'L' shaped in plan. The southern-facing section of the 'L' was extended as part of a later addition, though this has been designed to be inkeeping with the existing historic dwelling. The building has a steeply pitched roof, clad in slate tiles, with a tall original brick chimney event. Exposed rafters can be seen beneath the deeply overhanging eaves, and shingles have been used to clad gable ends with exposed fingers beneath these. The exterior of the building is clad in bevelled weatherboards. A dormer appears in the south-facing roof slope, though this is evident in 1960's aerial images and it is unclear if it is original or a later addition. Timber-framed joinery is evident throughout, and the windows are casement-style with multi-pane top-lights. A verandah is also evident to the south-facing elevation.

There is no record of an architect being involved in the design of 8 Kotahi Avenue; however, the scale of the house and the style in which it is executed indicate that it was likely some professional architectural or design advice was sought. It is interesting to note that Kotahi Avenue features several dwellings built in a similar style (albeit that some have been modified) indicating that there was a stylistic preference among the new property owners after the subdivided sections were sold in the 1920s.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place has no known association with any individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the northern suburbs of Hamilton that were growing in the 1920s and 1930s due to an increasing population, further boosted by the construction of Fairfield Bridge. The property also demonstrates the popularity of certain architectural styles at the time of its construction.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building has high architectural significance as an authentic example of a stripped-back interpretation of the Arts and Crafts style. In this case, it is the lack of ornamentation that distinguishes it from other examples of the same style. Some features that are common to both the Arts and Crafts and bungalow styles are evident, such as the exposed rafter-ends in the eaves.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>Neither the architect, nor the builder of the dwelling are known. The style of the building indicate that it is possible that an architect or designer was involved in planning the original dwelling.</i></p>

<i>place enlarges understanding of their work.</i>	
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: High Explanation: <i>The place has high rarity value as a highly-authentic example of a stripped-back interpretation of the Arts and Crafts style dwelling.</i>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: High Explanation: <i>The place appears to be highly authentic and has retained much of its original fabric. The extension of the south-facing gable is minor, and inkeeping with the existing building.</i>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate Explanation: <i>The property has moderate significance for its setting on a large site overlooking the Waikato River and has not been subdivided since the original 1920 subdivision of Kotahi Avenue.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	Level of Significance: None Explanation: <i>The place has no known landmark value.</i>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate Explanation: <i>The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century. Kotahi Avenue features several dwellings of a similar age and architectural style and, although most of these have been modified, there remains a particular character to the street that the property contributes to.</i>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate Explanation: <i>The place has moderate group value as one of a number of dwellings of a similar age and architectural style in Kotahi Avenue. Though many of these have been significantly altered and have lost authenticity, there remains a coherence of style, scale and materials within the group.</i>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has moderate technological significance for its use of materials and construction methodologies, which were standard for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built as part of the subdivision that created Kotahi Avenue, and occupied for almost 100 years, the property makes a contribution to the continuity and sense of place in this part of Beerescourt. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to have no known specific cultural significance to the local community.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has the potential to contribute to information about the development of architectural building practices in the early 20 th century in the Hamilton area.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 10 Kotahi Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA136/152 (1906)
CT SA298/92 (1919)
CT SA320/77 (1920)
CT SA331/74 (1921)
CT SA362/138 (1922)
CT SA384/9 (1923)
DP 114611 (1920)
DP 13959 (1920)

Hamilton City Council Heritage Inventory Assessment Form Draft

11 Frances Street

Hamilton East, Hamilton



Figure 1: 11 Frances Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

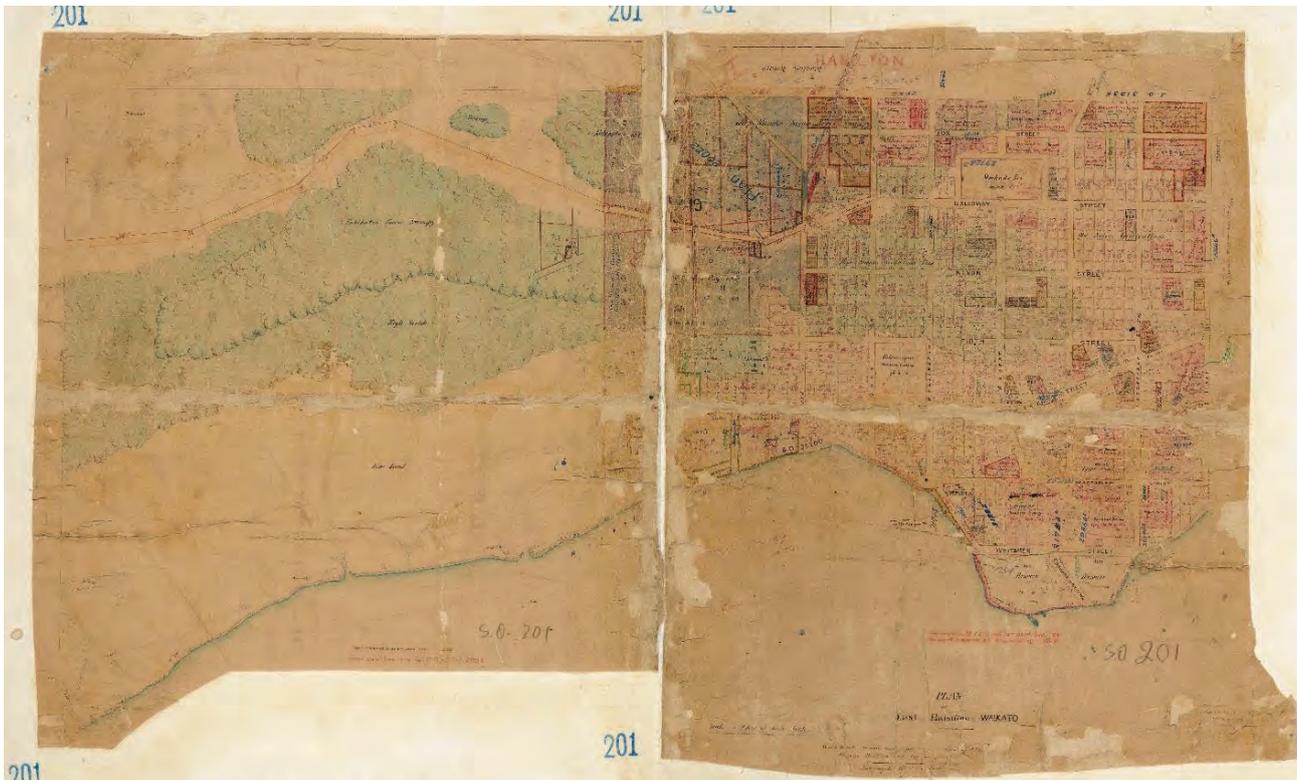


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.⁹ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.¹⁰ Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the "Claudelands Syndicate", consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.¹¹ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.¹² A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.¹³ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.¹⁴ On October 27, 1892, the first A&P show was held at the grounds.¹⁵ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and

⁹ Miropiko Reserve Management Plan, HCC (2001)

¹⁰ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹¹ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹² "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

¹³ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁴ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

¹⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

a Rail Station was built in the area in 1914.¹⁶ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.



Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate. Frances Street is yet to be established.

Source: Waikato Library Archives

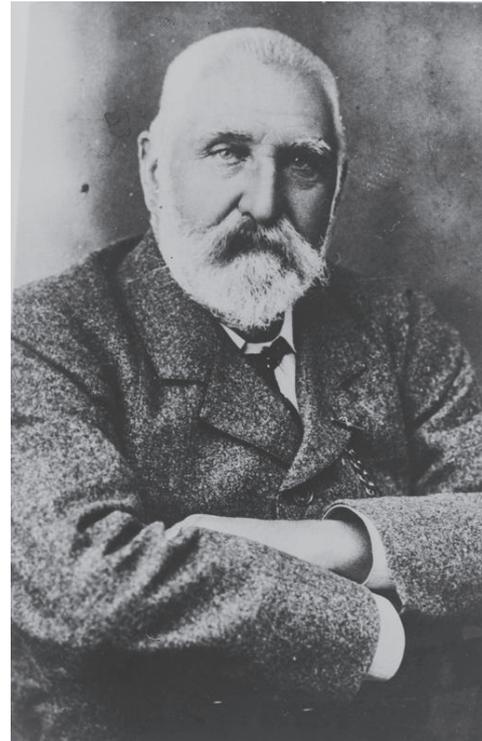


Figure 4: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives

Frances Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikatos, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection' to the north of the planned settlement, and bordered by a large area of land set aside for the education reserve to the south. Survey plans show Frances Street being surveyed in 1911, though it doesn't appear on any available maps until 1921. Historic newspaper archives reference Frances Street from as early as 1907.

¹⁶ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

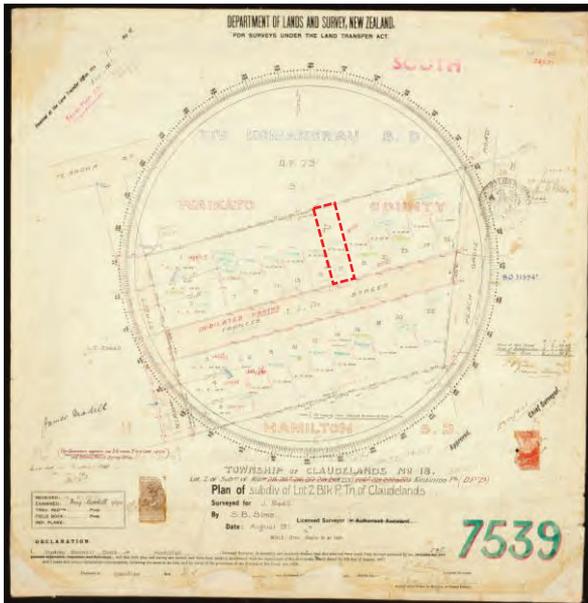


Figure 5: Survey plan of Frances Street, dated 1911.
Source: LINZ



Figure 6: Aerial of 11 Frances Street.
Source: HCC GIS

The oldest certificate of title for the land can be traced back to 1882 (SA28/177), which states that Eliza Reed was the property owner. A mortgage was then given to Robert Mandell in 1895, which was discharged soon afterwards, followed by a mortgage taken out by Reed in 1897. The land was then transferred to James Madill in 1903. Madill then proceeds to subdivide the land during the next decade, and in 1911 a survey plan shows the layout out of Frances Street (Figure 5), which was absent from earlier survey plans. The following certificate of title, dated to 1913 (SA214/270) still lists James Madill as the owner of Lot 17 on Frances Street. It appears that Madill owned the property until 1916 when he transferred it, but the name on the certificate of title is illegible. A number of other conveyances and transfers occur throughout the 20th century, but none of these are of historic importance.

It is difficult to estimate the exact construction date of the dwelling at 11 Frances Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1890 during ownership by Reed and 1903 when Madill was in ownership of the property. The fact that Madill's profession is listed as a 'builder' also makes it possible that he himself constructed the dwelling.

2. Physical Description

2.1 Setting - Site Description

The property is located on the northern side of Frances Street in Hamilton East. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and education institutions, such as Hamilton Boys High and Peachgrove Intermediate.

2.2 Property Details

Legal Description: Lot 17 DP 7539

Parcel ID: 4283701

Current CT: SA70A/281, and SA70A/282

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 11 Frances Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 11 Frances Street is a good example of a late 19th to very early 20th century square villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. These 'early' villas, built between 1880-1900, were known as 'square villas' due to their square plan, with a central corridor and four rooms. They had hipped roofs, symmetrical street-facing facades, with full-length front porches and usually little decoration (though many restored early villas have since had decorations re-installed). Rusticated weatherboards, double-hung sash windows, and a separate porch canopy below the main roofline were common buildings elements for this type of villa.



Figure 7: Examples of 'early' or 'square' villas, built between 1880-1900.
Source: Various

The dwelling at 11 Frances Street is a single storey square villa, likely constructed between 1892 – 1903. Like others of its kind, it is a small, fairly plain single storey structure with a hipped timber framed roof clad in pressed metal sheet which is designed to appear to be tiles and a bullnose verandah at the front of the dwelling. The front verandah features decorative fretwork, square columns and has cross bracing to the timber balustrades. The verandah has coloured glass windows and timber boarding which encloses either end of the verandah. This glazing is unique to this dwelling. The villa has rusticated timber weatherboard cladding, timber window joinery and a brick (plastered) chimney. A central doorway is flanked by two double hung sash windows to either side. The front door is of panelled timber with period furniture and has a separate top light above. The side elevations both have a double hung sash unit and a later casement window. The villa has a lean-to extension to the rear of the building which is common in this archetype.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 11 Frances Street is not known to be associated with any notable individuals or organisations of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 11 Frances Street has moderate significance with regard to historical patterns in the region. Likely built prior to or at the turn of the 20th century, and the initial settlement of the Hamilton East area, Frances street does not appear on any of the early maps drawn up for the militiamen of the Fourth Waikatos. However, the land was part of a large section of Kahikatea swamp which was likely cleared in the late 19th century in preparation for subdivision. The property is also an example of domestic architectural development, being one of a group of rare late 19th and early 20th century square villas, with good integrity within Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its design, form, and style, 11 Frances Street is of moderate significance as a distinctive and surviving example of the type of early residential timber square villas that were built in the late 1800's and early 1900's in Hamilton. Its simple form with its hipped roof and front bullnose verandah, demonstrates a key period in residential housing provision and construction of the time.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The builder of the property is unknown.</p>
<p><i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: 11 Frances Street is of high significance as a surviving example of a mostly intact early square villa in Hamilton, with some modifications and extensions. Although a more common building typology at the time, it is now a rare example of early residential timber square villas, with many similar structures being demolished for modern development, or highly modified to the point of loss of integrity value.</p>
<p><i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 11 Frances Street is a well-preserved example of late 19th and early 20th century architecture in Hamilton and is still intact in its original form with what can be assumed to be its original decorative elements. Unfortunately, the corrugated roof cladding to the main building has been replaced with pressed metal cladding to look like tiles which lowers the overall integrity.</p>

c. Context or Group Qualities	
<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property at 11 Frances Street has moderate significance for its setting, as the dwelling at 11A Frances Street was built behind the house after 1975,</p>

	<i>modifying the setting. The lot has retained the original site boundaries, seen in the 1911 survey DP 7539 and the front elevation retains its original setting, providing some significance and value.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Low</p> <p>Explanation: 11 Frances Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical early older villa dwelling.</p>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 11 Frances Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</p>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, integrity and setting 11 Frances Street has some group value as one of a small number of late 19th to early 20th century square villas still exist in Hamilton. The house also forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb.</p>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Low</p> <p>Explanation: 11 Frances Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier</i>	<p>Level of Significance: Unknown</p> <p>Explanation: The building could possibly have been constructed prior to 1900 which would qualify the building</p>

<p>human occupation, activities or events through investigation using archaeological methods.</p>	<p>and site as an archaeologically significant place. At the current time the age of the building cannot be exactly confirmed, however the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p> <p>Explanation: 11 Frances Street is not listed as a historic place with HNZPT.</p>

<p>f. Cultural Qualities</p>	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: Built in between 1890-1900, this rare square villa makes a contribution to the continuity and sense of place of the local area, as an urban site, and domestic dwelling occupied for approximately 120 years.</p>

<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the history and architectural development of the dwellings which developed in the Hamilton area at the time.</p>

involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	
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3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 11 Frances Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA28/177
CT SA214/270

DP 79
DP 7539

Hamilton City Council Heritage Inventory Assessment Form Draft

Frankton Presbyterian Church

11 King Street, Frankton, Hamilton



Figure 1: The Frankton Presbyterian Church building at 11 King Street, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

The area of Hamilton Central encompasses both the CBD district, and a small residential area to the south. As the business zone developed in the late 19th and early 20th century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. With the development of both commercial and residential properties to keep pace with modern requirements, much of the original character of the area has been lost, or modified significantly over time, though pockets of original fabric remain.

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

³ <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>

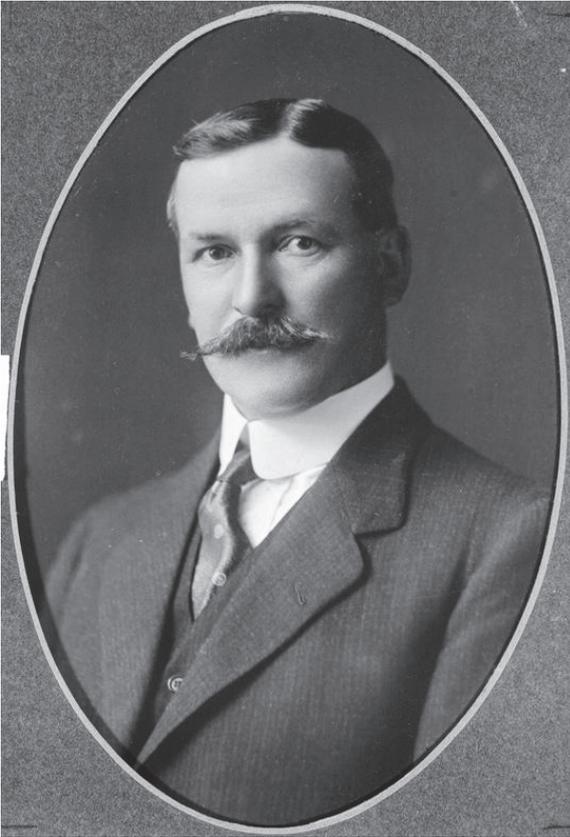


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.

Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



Figure 5: A man rows across Lake Hamilton, 1906.

Source: HCC Archives

The oldest record for the property at 11 King Street is a Deeds Index reference which shows that Jolly (Figure 2) owned a large section of land in the Frankton area which was re-conveyed to him by the Crown in 1903 (3W-702). Jolly proceeded to subdivide the estate, selling off many individual sections between 1903 and 1906. In 1906, Jolly sold Lot 128 to the Presbyterian Church Property Trustees and a new Deeds Index reference was created (3W-735). The Church Trustees took out a mortgage in 1912 and a new Certificate of Title was created under the Land Transfer Act in 1931 (SA533/77). The site is still owned by the Church Trustees today.

Historic newspaper articles describe the process of constructing the new church at 11 King Street (Lot 128) in 1912. The existing presbyterian church in Hamilton East was deemed to be too far for the rapidly growing community of “three score and ten, plus the rising generation” of Hamilton West.⁴ The Church Trustees sold existing sites on Collingwood Street in order to fund the purchase of the King Street site for the construction of their new church.⁵ Plans for the new church were produced by Messrs. Daniell & Anderson, well-known local architects, as a donation to the church⁶ and the foundation stone was laid on the 26th September, 1912, by Mrs. Auld Senior – presumably an important member of the church congregation. The new church was formally opened on the 15th December, 1912, to much fanfare.⁷ The previous building on the site – known as the Mission Hall – was removed to the rear of the site to make way for the new church building.⁸ The features of the church were described in a news article:

“The new building is of modern Gothic design, and has been tastefully decorated. It has a porch, well lighted both by day and night, and opening direct into the church, which is capable of seating 200 people. At the rear of the edifice is a large vestry for the accommodation of choir and minister, and attached to the vestry is the original building which will now serve the purpose of a social hall and Sunday School, the hall being divided up in a suitable manner. Externally the new church is painted in light colour, with dark green shingles in the gables and roof painted in red oxide. The interior has an open roof, with the timbers oiled and stained, the walls down to the level of the wainscot being painted white, the wainscot being of selected heart of rimu, oiled. The church is beautifully lighted with glass of a light wine colour, the windows being particularly tasteful in design. The gas fittings are also inkeeping with the general design. The pulpit is the work of Mr. A. Lee, a member of the congregation, and has been much admired. Special attention has been paid to ventilation, a point that will be specially appreciated if at the present hot weather should continue. The whole building reflects great credit upon those responsible for it and especially upon the craftsmanship of Messrs. Clark and Moore who were the contractors, and upon Mr. T. B. Booth, who was responsible for the decorative effects obtained by painting. We can only offer our congratulations of the whole community to the Reverend Buchanan, who is the minister in charge, and to the office bearers with him, for the manner in which they have worked to make their cause in Frankton worthy of the church with which it is associated, and can only wish them success in making their district a fully established unit of the Presbyterian Church.”⁹

⁴ ‘The First Presbyterian Church’, *Waikato Times*, Issue 12458, 16th December 1912

⁵ ‘The First Presbyterian Church’, *Waikato Times*, Issue 12458, 16th December 1912

⁶ ‘The First Presbyterian Church’, *Waikato Times*, Issue 12458, 16th December 1912

⁷ ‘Presbyterianism in Frankton- New Church Opened’, *Waikato Argus*, Volume XXXIII, Issue 5183, 16 December 1912

⁸ ‘Presbyterianism in Frankton- New Church Opened’, *Waikato Argus*, Volume XXXIII, Issue 5183, 16 December 1912

⁹ ‘The First Presbyterian Church’, *Waikato Times*, Issue 12458, 16th December 1912



Figure 6: The newly constructed Frankton Presbyterian Church building at 11 King Street, c.1912.
Source: Presbyterian Research Centre Archives, ID: P-A70.54-130



Figure 7: Image showing the intersection of King Street and Seddon Road, 1960's, with the church building visible.
Source: HCL, ID: HCL_03341.



Figure 8: 1962 image of King Street with the church building visible to the left of image.
Source: HCL, ID: HCL_04671

Frederick (Fred) C. Daniell is an architect of significance to Hamilton and the Waikato region, one of the earliest architects to practice there during the early decades of the 20th century. His prolific output included designs for residences as well as shops, commercial premises, churches, farm buildings and dairy industry buildings. Daniell was born in Wales and came to New Zealand as an infant in 1879. His father Charles operated a large timber mill in Masterton. Fred Daniell was educated at Wellington College and worked in his father's business before managing another sawmill.

In 1908 Daniell established a practice in Hamilton, where he opened an office in the Waikato Times Building. At various times he was in partnerships with local architects J. Anderson (1912), T.S. Cray (1914-17) and T.Y. Lusk (1920-26). Daniell became a member of the New Zealand Institute of Architects in 1915 and, having helped to establish the South Auckland Branch of the NZIA, became its first secretary in 1923-7.

Among the many buildings he designed in Hamilton, Daniell is best known for Wesley Chambers, 1924 (H37 and NZHPT Category II Register # 5301), St Andrew's Presbyterian Church, 1914 (H31, Figure 10), St Paul's Methodist Church (H61), and his own home 'Ingleholm' at 11 O'Neill Street, 1911 (H63).

Despite the evident success of his Hamilton practice in the 1910s and early 1920s, financial pressures saw Daniell and his family move to their farm at Te Mawhai, south-west of Te Awamutu, during the mid-1920s. In 1935 he returned to Masterton and resumed his architectural career. Here Daniell was also involved in community and local body affairs, serving on the boards of Wairarapa College and the Electricity and Catchment Boards. Daniell's Masterton practice was continued by his son Trevor after his death in 1953. Throughout his life he was closely associated with the Methodist Church.¹⁰

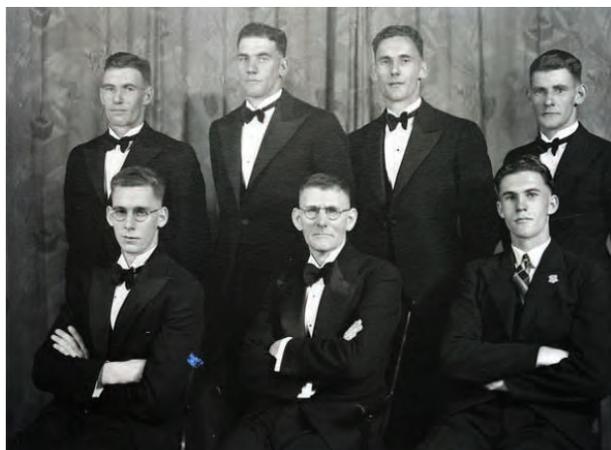


Figure 9: F.C. Daniell (centre bottom) & his six sons, 1939.

Source: Masterton Archives, ID: 07-01/5-41



Figure 10: St Andrews Presbyterian Church, Hamilton, undated.

Source: ourhamilton.co.nz

2. Physical Description

2.1 Setting - Site Description

The church is located on the southwestern side of King Street, just south of the large intersection with Seddon Road, Norton Road, and Rostrevor Street. The surrounding area is mostly commercial in nature, with the occasional residential property. The building is easily visible from the street. The site has not been subdivided since the early 20th century when Lot 128 was sold to the Church Trustees.

The Church also owns the adjoining site where a single-storey brick building has been erected to serve as a modern function space, and a carpark has been provided.

¹⁰ Hamilton City Council Heritage Inventory Record Form, St Paul's Methodist Church (H61)

2.2 Property Details

Legal Description: Lot 128 DEEDS C 45

Parcel ID: 4315067

Current Certificate of Title ref: SA533/17

2.3 Existing Listing/Scheduling Status

The church is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 11 King Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The Frankton Presbyterian Church, constructed in 1912, has typical design features for an early 20th century small-scale local church building. The structure has a steeply pitched gable roof clad in corrugated metal which extends further towards the ground at the back of the building. The street-facing elevation is symmetrical, with shingles to the gable in a bellcast form with brackets carved timber brackets beneath, which are features what were gradually becoming common in residential buildings at the time. A tripartite window is inset into the gable. A small belfry is located at the gable's apex, with carved timber supports and a hipped roof (Figure 11).

A lean-to porch sits against the street facing elevation of the church at ground level, which has a small gabled roof over the doorway, also clad in corrugated metal, and curved steps leading up to the door itself. The marble foundation stone, and a marble memorial plaque commemorating the centenary of the church's construction is embedded in the street facing elevation (Figure 12). The exterior of the church is clad in rusticated timber weatherboards. The side elevations of the church feature three inset tripartite trefoil-arched-head windows, a subtle nod to neo-gothic church architecture that had been popular in the late 19th century. The rear section of the church is wider than the front section, with the roof extending over its edges. The northern section of this wider segment of the building has a doorway inset, while the southern section has a pointed-arch window.



Figure 11: The belfry to the top of the church.



Figure 12: Foundation stone and memorial plaque.

At the rear of the church building is the original hall, referred to in the 1912 article quoted in Section 1.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, *e.g. future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: High</p> <p>Explanation: The Frankton Presbyterian Church building has high associative value for its connection to a number of well-known local individuals and groups in the Waikato region, such as architect Frederick Daniell, and Messrs. Clark & Moore, contractors. Both parties were well-known and respected in the Waikato region and responsible for the design and construction of numerous projects in the area.</p>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<p>Level of Significance: High</p> <p>Explanation: The Frankton Presbyterian Church building has high value for its relevance to historic patterns. The commissioning of new church buildings in the early 20th century as church communities rapidly expanded was a common practice. Earlier small halls were upgraded to larger facilities which could seat hundreds and were representative icons of the wealth and prosperity of the various church denominations.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: High</p> <p>Explanation: Due to its design, form, style, and ornamentation, the Frankton Presbyterian Church building is of high architectural significance as an example of an early 20th century small-scale church building with subtle gothic and bungalow-styled elements.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: High</p> <p>Explanation: The building was designed by Messrs. Daniell & Anderson, architects, and constructed by Messrs. Clark & Moore, contractors. Both partnerships were well-known and respected in the Waikato region and responsible for the design and construction of numerous projects in the area. The connection to Frederick Daniell is particularly significant as a prominent architect who constructed a number of notable buildings across the country in the early 20th century.</p>
	Level of Significance: High

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Explanation: The Frankton Presbyterian Church has high rarity value as an authentic example of an early 20th century small-scale church building with gothic elements. Although a common building typology at the time, it is now an uncommon example within the area of Hamilton.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p> <p>Explanation: The building appears to be highly authentic when compared to historic images of the newly constructed church. Some modification is evident, such as the alterations to the belfry and the loss of a flèche to the roof which has since been removed. The rear of the church has also been altered with protruding wings added to the rear of the building - the church's plan was originally rectangular in form but is now roughly 'T' shaped.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The church has moderate significance for its setting. The front elevation retains its original setting, and the site has not been subdivided since the early 20th century.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value as a highly-visible and well-recognised historic building of significant community value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, and setting the church has some group value as one of a number of early 20th century religious structures spread across Hamilton.</p>

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The church has moderate technological significance for its craftsmanship which was much admired at the time of construction.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The church is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it,</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The church has high cultural value as a place of religious worship which has served the Frankton Presbyterian community for more than a century continuously. The place is held in high esteem by the local community, and it contributes to a sense of shared identity in the area.</p>

<i>or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information about the history of architectural development which developed in the Hamilton area in the early 20th century.</i></p>

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

- | | |
|--|----------|
| a) Historic Qualities: | High |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Moderate |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | High |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that the Frankton Presbyterian Church at 11 King Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

DI 3W-702
DI 3W-735
CT SA533/77 (1931)

Hamilton City Council Heritage Inventory Assessment Form Draft

11 Wye Street

Frankton, Hamilton



Figure 1: The building at 11 Wye Street.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton

West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central western area of Hamilton consists of a number of suburbs, mainly Frankton, but also including Hamilton Lake and Hamilton Central (below the CBD). Following the 1864 land confiscation, much of the land in the area was owned primarily by Major Jackson Keddell, who then sold the land to Thomas Jolly (Figure 2).¹ Thomas' son, Francis (Frank) Bertrand Jolly (Figure 3), would inherit much of this land and become a major landholder after his father passed. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

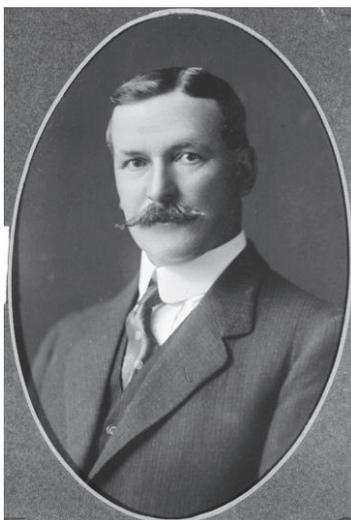


Figure 2: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives

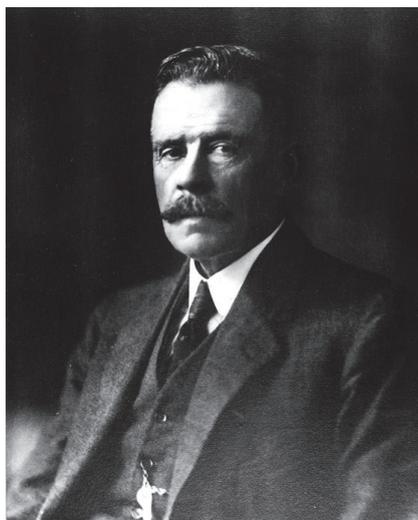


Figure 3: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives



Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL

The earliest Deeds Index record relating to the property at 11 Wye Street shows that it fell within the land that was awarded by Crown Grant to Jackson (Jack) Keddell in 1866, and subsequently sold to Thomas Jolly in 1868. Specifically, it fell within Allotment 2 of what was then referred to as

¹ <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

² <https://teara.govt.nz/en/biographies/3j8/jolly-francis-bertrand>

“the Te Rapa Parish” (1W-84). Jolly spent the next two decades subdividing his land and selling off the individual lots one-by-one. In 1884, Jolly sold Lot 56 of his subdivision, which was part of Allotment 2, to Edgcombe (3W-311). Edgcombe had previously purchased the adjacent Lot 57, as well as other lots from Jolly.

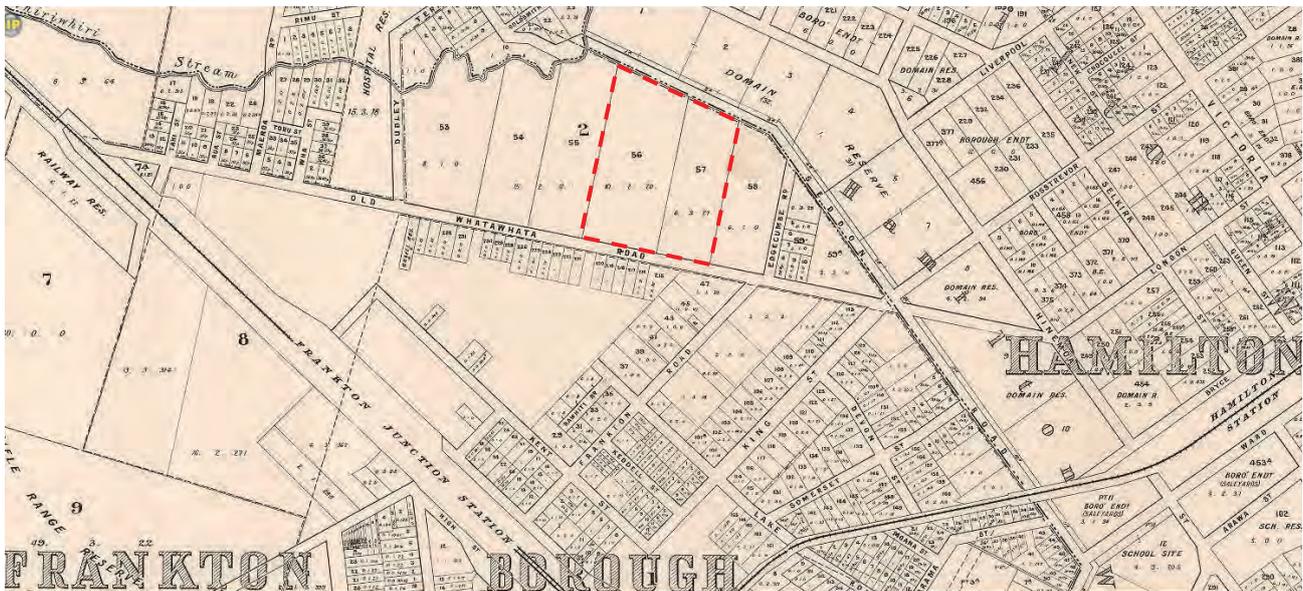


Figure 5: Snip of map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913 (Figure 4) showing Sections 56 and 57 sold to Edgcombe.
Source: LINZ

Edgcombe immediately took out a mortgage, which was repaid in 1906; and he took out a second mortgage in 1911. Edgcombe had part of Lots 56 and 57 surveyed for subdivision (Deed Plan C111, Figure 6), following which Lot 18, which would become 11 Wye Street, was sold, via Souter, to Perkin in 1913 (3W-338). Perkin immediately took out a mortgage before eventually selling the property two years later to Allen. Allen also took out a mortgage upon purchase, owning the property until 1923 when he conveyed it to Spiro.

Spiro took out two mortgages in 1923 – one upon purchase, and one a month later. Following the death of the Spiro’s mortgagee in 1929, a Certificate of Title was created under the land Transfer Act (SA526/229) in 1930. This Title gives Olava Spiro, wife of Frederick William Spiro, settler, as the owner of the property. Spiro would own the property until 1941 when it was conveyed on to William Watson Green, farmer.

A number of conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

Considering the Deeds Index references, Certificates of Title, survey plans, and the extant building itself (described below) it is likely that the dwelling at 11 Wye Street was likely constructed between 1913, when Perkin purchased the newly subdivided lot, and 1923 when Spiro purchased the property and took out two mortgages.

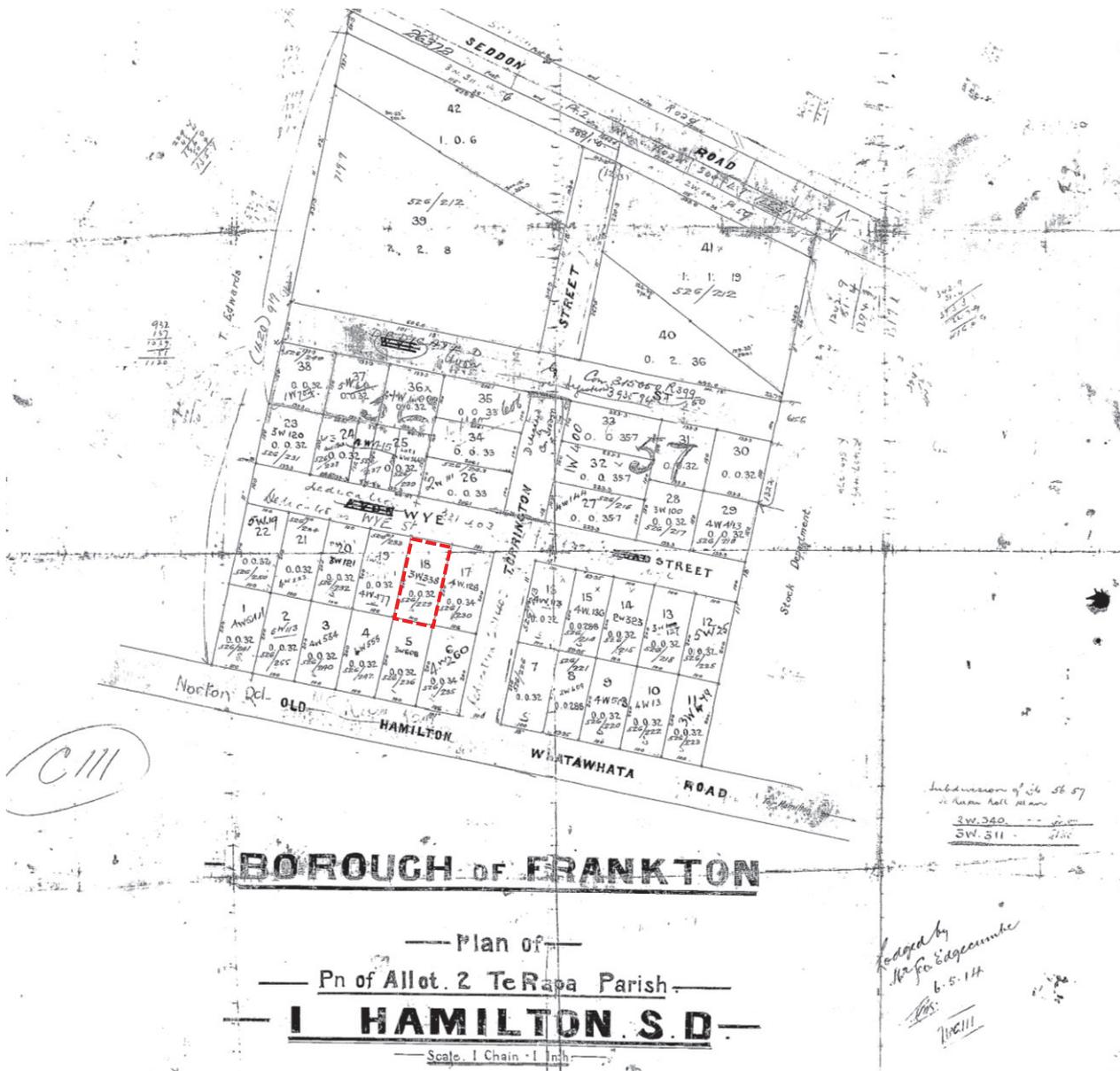


Figure 6: Deeds Plan C111 (undated) showing subdivision of Pt. Allotment 2 undertaken for Edgecumbe. Lot 18, which would become 11 Wye Street, is indicated. Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the southern side of Wye Street, in the suburb of Frankton. The surrounding area is entirely residential. The building is not visible from the street due to dense vegetation to the property perimeter and a high fence. The property appears to not have been subdivided since 1914.

2.2 Property Details

Legal Description: Lot 18 DEEDS C 111

Parcel ID: 4278392

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 11 Wye Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 11 Wye Street is an early bungalow.

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910.

Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) with exposed rafters in the eaves, and a (usually) asymmetrical form. The traditional bungalow typically has a verandah or porch to the street facing elevation, and commonly features bow or box-bay windows, and/or window awnings.

The dwelling at 11 Wye Street has a number of these features. The roof is low-slung roof, with exposed rafters beneath the roof eaves. However, it is a hipped gable, which is reminiscent of the villa and, because it does not allow for gable-end decoration, the building does not have shingled or bell cast weatherboard panelling, or roof ventilators that are typical of other bungalows.

The windows are multi-unit casements with coloured glass fanlights above, some of which feature awnings mounted on brackets with exposed ends, echoing the exposed rafters in the eaves. However, there are no bay windows.

The front-facing verandah features a radial pattern of timber battens in the place of decorative fretwork. However, the building is not entered via porch, but from the side, where another awning provides shelter to the front door. Historic aerial photographs indicate that the building has been extended at the rear.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place has no known associations with any individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th and early 20th century. The property also demonstrates the popularity of certain architectural styles at the time of its construction.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: <i>The building has high architectural significance as an example of an early bungalow. The hipped-gable roof, side entrance, and paucity of bay windows or other typical bungalow decoration single this dwelling out against other bungalows; while the radial fretwork to the verandah and corner window on the front elevation of the building are striking features.</i></p>

<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder of the dwelling are known.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as an unusual example of the bungalow typology.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place appears to be mostly authentic and has retained much of its original fabric, though as an unusual example of type, with no historic images or original plans, this is hard to verify.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property has moderate significance for its setting, as it has not been subdivided since 1914. The grounds of the building have changed over time, including the installation of a garage in the south corner, but this has not detracted from the overall setting of the building.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no particular landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and residential architectural design in this part of Hamilton during the early 20th century.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole,</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of historic dwellings of a similar age, style and materials in Wye Street and the immediate area around Wye Street, reflecting the time at which the area was opened up for development.</p>

<i>amplify the heritage values of the place, group and landscape or extend its significance.</i>	
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: <i>The place has low technological significance for its use of materials and construction methodologies, which were standard for the time period.</i>

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: <i>The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</i>
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: <i>The place is not listed as a historic place with HNZPT.</i>

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic</i>	Level of Significance: Low
	Explanation: <i>Built in the early 20th century, the dwelling makes a contribution to the continuity and sense of place of the area, occupied for around a century. It is likely to have significance to previous occupants and their</i>

place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	descendants. Beyond this, any specific significance to the local community is unknown.
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g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	Level of Significance: Low
	Explanation: The place has the potential to contribute to information about the development of residential architectural building practices in the early 20 th century in the Hamilton area.

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Low |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Low |
| e) Archaeological Qualities: | Unknown |
| f) Cultural Qualities: | Low |
| g) Scientific Qualities: | Low |

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 11 Wye Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DI 1W-84
DI 3W-311
DI 3W-338
CT SA526/229 (1930)
Deeds Plan C111 (undated)

Hamilton City Council Heritage Inventory Assessment Form Draft

11-13 Pinfold Avenue

Hamilton East, Hamilton



Figure 1: The duplex state house at 11-13 Pinfold Avenue, with 15-17 Pinfold Avenue visible to the left of image, 2021.

1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peter's Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

Hamilton East was one of Hamilton's first established suburbs. It was occasionally referred to as 'Irishtown' from the 1870s until the mid-20th century, and a significant number of those who settled there were of Irish descent. A number of other Irish Catholics came to live near the Catholic Church and convent that were established in the area. Many of the streets in the area were named after notable personalities who took part in the New Zealand Wars, including Governor George Grey and Māori chief Te Awaitaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps (Figure 2 and Figure 3).



Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.
Source: ATL

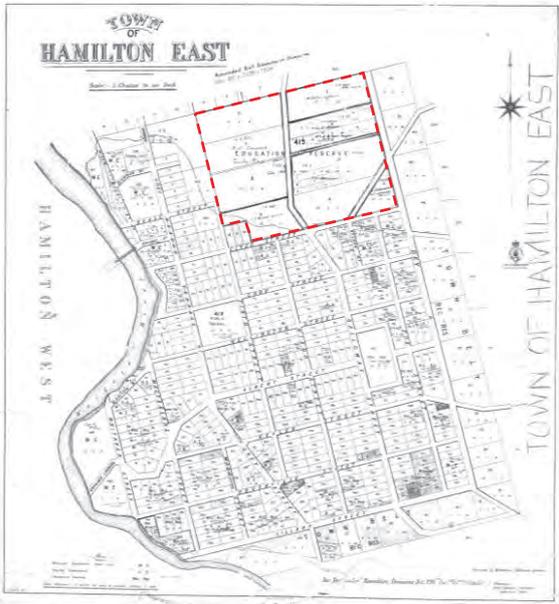


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

Pinfold Avenue, and all of the associated properties, were originally part of Allotment 419 of the Town of Hamilton East. This area was north of the main Hamilton East settlement (as shown in Figure 3) and was originally set aside as an education reserve. The earliest Certificate of Title for Allotment 419 dates to 1894, and shows a large section held by the School Commissioners of the District of Auckland (SA70/9). This section was surveyed into nine lots (DP 1258) which were subject to multiple leases until the 1920s when clusters of lots were separated. In 1924, Lots 4 and 5 of DP 1258, which would come to encompass 11-13 Pinfold Avenue, were given a new Certificate of Title recording that they were in Crown ownership for the purpose of secondary education (SA397/186).

In 1935, the first Labour Government came to power, led by Michael Joseph Savage, who wanted to provide homes and stability for people left jobless after the Depression. They loaned money for private house purchases and built houses for the public to rent. After World War II, 10,000 state houses a year were being built by the Government. Whole suburbs were laid out, shops and amenities to support these new communities were planned, and open communal spaces landscaped. Hamilton was included in this sweeping housing movement; numerous areas of varying size were developed for state housing purposes (Figure 4).

In 1946, a formal survey plan was commissioned to subdivide part of Lot 4 between Peachgrove Road and Old Farm Road (DPS 354, Figure 5) for state housing, it having been decided that this land was not required for schooling purposes. This subdivision defined 58 lots, of which the majority were individual residential sections.

¹ <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

² <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

³ <https://teara.govt.nz/en/waikato-region/page-6>

⁴ <https://teara.govt.nz/en/waikato-region/page-6>

⁵ <https://teara.govt.nz/en/waikato-region/page-6>

⁶ <https://teara.govt.nz/en/waikato-region/page-6>

⁷ <https://teara.govt.nz/en/waikato-region/page-6>

⁸ <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

A new Certificate of Title issued in 1956 shows that the majority of the 58 lots remained in Crown ownership, held in reserve by the Crown for state housing (SA1271/34).

By 1968, the Crown still owned a small collection of sites on Pinfold Avenue for state housing purposes, including Lot 34, 11-13 Pinfold Avenue (SA8B/220) as well as Lots 31, 32 and 33. Four identical duplexes were built on these lots. The exact date of construction is unknown, but aerial photographs indicate that they were built sometime between 1948, when Lots 31-34 remain vacant (Figure 6), and 1953 (Figure 7).



Figure 6: Aerial photograph dated 1948, showing the vacant Lots 31-34 (11, 13, 15, 17, 19, 21, 23, 25 Pinfold Ave) noting that other houses in the state housing development have all been built.
Source: Retrolens.



Figure 7: Aerial photograph dated 1953, showing duplexes on Lots 31-34 (11, 13, 15, 17, 19, 21, 23, 25 Pinfold Ave).
Source: Retrolens.

Lots 31-34 were purchased by Housing New Zealand in 1996 and the four lots were each subdivided in half to create eight individual titles.

Only three of the four original duplexes now remain, being 11-13, 15-17, and 19-21 Pinfold Avenue.

2. Physical Description

2.1 Setting - Site Description

The dwelling at 11-13 Pinfold Avenue is one of a group of three duplexes of identical design on Pinfold Avenue, the other two being 15-17, and 19-21 Pinfold Avenue. The three buildings sit on the eastern side of Pinfold Avenue in the suburb of Hamilton East. All three are easily visible from the street and are clearly discernible as a collective group. The surrounding area is entirely residential and appears to be mostly made up of standalone state houses.

2.2 Property Details

Legal Description: Lots 7 and 8 DPS 73478

Parcel ID: 4359932 and 4280544

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 11-13 Pinfold Avenue according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 11-13 Pinfold Avenue is a single-storey duplex state house built as part of a new wave of state housing endorsed by the inaugural Labour government. State houses of this period were either standalone structures or social housing units, either large-scale apartments or small-scale flats which houses more than one tenant. The social housing projects often reflected the popular Modernist aesthetic of the time – clean lines and flat roofs with a total lack of embellishment or ornament - whereas the standalone dwellings had a more typical 'residential' feel with a hipped roof.

The building at 11-13 Pinfold Avenue has a flat roof and a symmetrically proportioned street-facing elevation – split perfectly in half to house one tenancy on either side. The eaves have exposed rafters that are boxed in with fascia boards. A recessed porch and entranceway are evident to either side of the building, providing separate access to, and space between, the two tenancies. Each entrance is partially screened by a row of posts. Simple timber-framed windows are also evident, with differently sized units to suit the function of the room, being living, bedroom, kitchen, or bathroom. The building is clad in bevel-back weatherboard with a panel of vertical cladding between the two windows on the front elevation, and a concrete ring foundation. A low chimney is evident, set back from the front of the building. There are some subtle differences between the two sides of the building, with the south side having steps orientated to the front, and an entrance partially enclosed by weatherboards, as well as a window on the outer corner; while the north side has steps orientated to the side, and no window on the outer corner.



Figure 8: The neighbouring property, 15-17 Pinfold Avenue.



Figure 9: Figure 10: Aerial view of the three duplex flats.
Source: HCC Aerials.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place is loosely associated with the first-ever Labour Government of New Zealand, established in 1935, who championed the construction of state housing across the country.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. As part of a wider state housing development, the building is representative of a national increase in government-funded housing that occurred in the wake of the first Labour Government and, particularly, in the aftermath of WWII.</i></p>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate architectural significance as a good example of a duplex state house designed in the Modernist style. While its aesthetic attributes are simple, there has been obvious attention to detail in the design, with exposed rafters in the eaves, vertical screens, breaks in the cladding to align with the windows, and the subtle differences in arrangement on either side.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The design of state housing was completed by the architects of the Housing Division, overseen by the Public Works Department, which became the Ministry of Works in 1948.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as a good example of a duplex state flat with reasonable integrity. The intact group of three such flats adds to this rarity value.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The building at 11-13 Pinfold Avenue appears to have had little modification, and therefore retains significant features from the time of construction, conferring high authenticity.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property moderate low significance for its setting in an area of state housing established in the 1940s. State housing sections were typically quite generous at the time that 11-13 Pinfold Avenue was built, and the building retains these original section boundaries, including the expansive front lawn and the clear views from the street, extending its value.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known landmark value.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in a 1940s state housing development in Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high group value as one of three identical duplex flats that stand in a row on Pinfold Avenue on their original sections. Together, the three buildings have a complete coherence of appearance, age, style, scale, materials and use. Even in state housing areas, this is becoming more and more rare as infill building occurs.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological significance for its use of materials and construction methodologies which were standard for the time period.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate cultural value as part of a state housing scheme, first championed by the Labour Government of 1935. It is likely to have significance to people who have lived there, and to their descendants. The interpretive capacity of the property, and of the wider state housing development in this area, could potentially increase understanding of past lifestyles and social patterns in Hamilton.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

- | | |
|--|----------|
| a) Historic Qualities: | Moderate |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | High |

d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 11-13 Pinfold Avenue be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA70/9 (1894)
CT SA397/186 (1924)
CT SA1271/34 (1956)
CT SA8B/220 (1968)
CT SA59B/535-536 (1996)
DP 33642 (1946)
DPS 73478 (1996)

Hamilton City Council Heritage Inventory Assessment Form Draft

Central Police Station

12 Anzac Parade, Hamilton Central, Hamilton



Figure 1: The Central Police Station at 12 Anzac Parade.

1. Historical Summary

The following information is based on a range of sources, but primarily references Visit Hamilton's online archives, and details a brief history of the establishment of the city generally:

The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was more than 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct.

As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River – became established.

Historic images show that the site at the corner of Anzac Parade (previous Bridge Street) and Tisdall Street (previously Tisdall Terrace) was occupied by a police station (Figure 2 and Figure 3) prior to the construction of the current building, as early as the 1940's according to a 1947 survey plan (Figure 4). Historic aerial images show the existing police station was removed from the site by 1971, and by 1976 the new Central Police Station had been completed (Figure 5 and Figure 6).



Figure 2: Aerial of Hamilton, with the previous Central Police Station indicated, undated.
Source: HCL, ID: HCL_15004



Figure 3: The previous Hamilton Police Station, 1960's.
Source: HCL, ID: HCL_10293

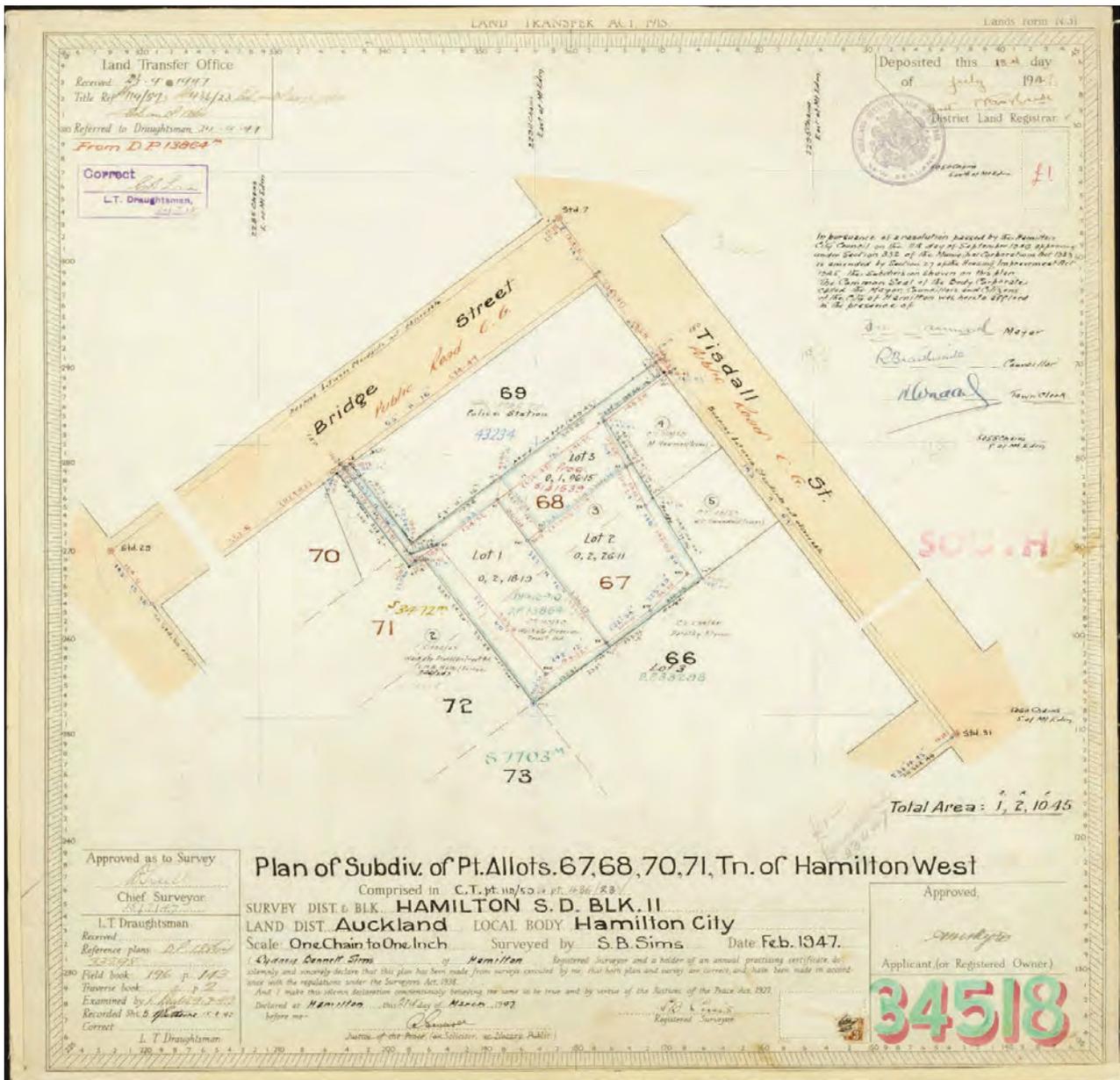


Figure 4: 1947 survey plan showing land set aside for a Police Station at the corner of Bridge Street (now Anzac Parade) and Tisdall Street.
Source: LINZ, DP 34518

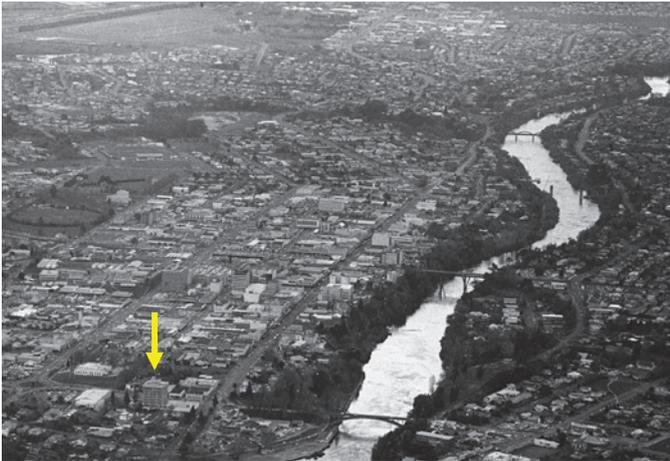


Figure 5: Aerial of Hamilton, with the new Central Police Station indicated, 1976
Source: HCL, ID: HCL_M00134.28

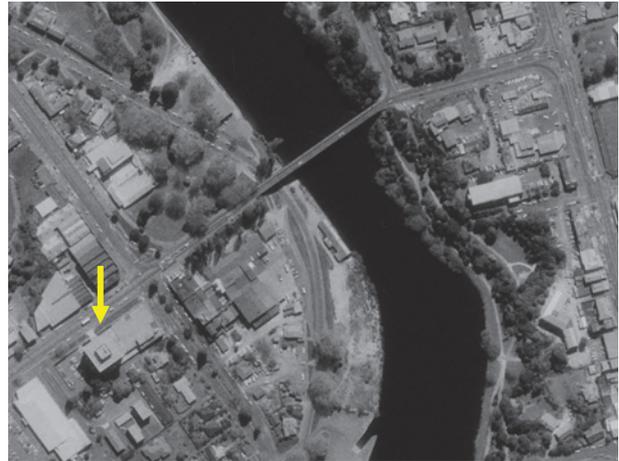


Figure 6: Aerial of Hamilton, with the new Central Police Station indicated, 1979
Source: Retrolens

Very little information could be sourced on the design and construction of the building, but Alexander Turnbull Library hold in their archives taped interviews with a number of Hamilton Architects as part of an oral history project called 'Back to the Drawing Board' – one of which is an interview with an architect by the name of Ted Hill.¹

The description of the interview suggests that Hill was responsible for the design (or at the very least was one of the lead designers) of the Hamilton Central Police Station, while working for the Ministry of Works in Hamilton.²

Ted Hill was born in Birmingham, UK, in 1920, and discovered architecture through working for his uncle's building business where he learnt about drawing, buildings, and surveying.³ He joined the army and was sent to India in 1940 to serve as a parachutist before eventually returning to the UK and taking a course in architecture at the Birmingham Art School.⁴

After taking architectural jobs in Birmingham, and then London, Hill arrived in New Zealand in 1958 and settled in Wellington – recalling experiences with notable Ministry of Works names such as Gordon Wilson, Neville Burren, and Frank Sheppard.⁵ Hill moved to Wanganui, and then to the Hamilton Ministry of Works Offices.⁶

The Ministry of Works were previously known as the Public Works Department, created in 1870 by Premier Julius Vogel to oversee New Zealand's largest construction projects. The department was renamed the Ministry of Works (MoW) in 1943 under the Ministry of Works Act. The organisation was tasked with undertaking most major construction work across the country, including roading, power stations, military establishments, railways, and other architectural government projects.

The Ministry supervised an expansive programme, costing approximately £1.5 million per week at its peak and employing hundreds of contractors and thousands of workmen, aided by professional, technical, and administration officers. For a period of time, a Government Architect

¹ <https://natlib.govt.nz/records/35845945>

² <https://natlib.govt.nz/records/35845945>

³ <https://natlib.govt.nz/records/35845945>

⁴ <https://natlib.govt.nz/records/35845945>

⁵ <https://natlib.govt.nz/records/35845945>

⁶ <https://natlib.govt.nz/records/35845945>

and Engineer-in-Chief were also appointed to oversee the work and ensure continuity in direction and vision for the projects. The Ministry of Works and Development was eventually disestablished and privatised in 1988 after reform of the state sector in 1984, but leave behind a formidable legacy of public architecture and infrastructure projects across the country.

2. Physical Description

2.1 Setting - Site Description

The Hamilton Central Police Station is located at the corner of Anzac Parade and Tisdall Street in the central city. The surrounding area is a mix of recreational and commercial premises, with some residential properties to the south. A row of large trees to the south side of Anzac Parade somewhat blocks the building from view, but due to its height and massing it is still easily visible and can be considered a local landmark in the area. The site is a rectangular strip with the building located in the centre of the site. Anzac Avenue has the longest elevation, with a considerably shorter elevation to Tisdall Street. The northeastern section of the site is grass covered, while the southwestern section of the site is occupied by a carpark. There is access to the site via a narrow vehicle service lane connecting Anzac Avenue and Tisdall Street around the perimeter of the property edge.

2.2 Property Details

Legal Description: Allot 69 TN OF Hamilton West

Parcel ID: 4322713

Current Certificate of Title ref: 425211, SA62B/496

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 12 Anzac Parade according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The Hamilton Central Police Station is constructed in the Brutalist style - an offshoot of Modernism which championed bulky, geometric forms and the use of concrete - favoured by the Ministry of Works Architectural Division in the late 20th century.

Intended to exude strength and resilience, the strongly rectilinear form of the building towers above its surrounding environment. Seven storeys in height, the building has clearly expressed horizontal levels - the base level, four central levels, an 'open-air' walkway level, and a top level.

The structure of the building is reinforced concrete. The elevations have four large equidistant columns from ground to sixth floor, supporting the seventh - overhanging floor. This layout of columns along with the uniform window and fin layout create a grid pattern to the main elevation which is reminiscent of a portcullis.

The ground level has exposed hollow section reinforced concrete columns creating a lighter but sharper appearance to that of the floors above, with windows located between each column.

The first to fourth floor levels have deeply recessed rectangular windows with projecting concrete fins between them, and textured concrete wall cladding panels from window sill to floor level. The textured concrete panels add visual weight and solemnity to the overall appearance of the facades.

The sixth floor has a reduced footprint to the floors above and below it which forms an open-air walkway at this level prior to the overhanging larger footprint of the seventh floor.

The seventh floor has the same textured concrete panels as below with projecting concrete fins to either side of its windows. The projecting footprint extending beyond the floors below create additional weight to the culmination of the building whilst the fins provide a form of decoration to break up the horizontal massing. The fins also have a practical function which is to manage day light. The overhanging mass of concrete with its grid pattern at this uppermost level, also reinforces and compliments the custodial and defensive theme of the role of the occupants of the building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) **Outstanding** - The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) **Moderate** - The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) **Low** - The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
	<i>Level of Significance: High</i>

<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Explanation: The place has high associative value for its connection to the Ministry of Works, a nationally recognised organisation with a legacy of public architecture and infrastructure across New Zealand. The site also has a long association with the Hamilton police force.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance with regard to historic patterns in the region. The site was originally occupied by a previous Police Station, which was replaced by the current iteration in the early 1970's. The current building demonstrates patterns of upgrading existing facilities when they became outdated due to social and economic changes for the region.</p>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p> <p>Explanation: The building has high architectural significance as a representative example of the Brutalist structures designed and built by the Ministry of Works in the late 20th century. The robust aesthetic but functional styling is in keeping with its defensive and protectionist purpose.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: Ted Hill of the Ministry of Works is thought to have been the lead designer, although the place also has moderate significance for its connection to the Ministry of Works within the Hamilton region.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as an example of the Brutalist architecture designed and built by the Ministry of Works in the late 20th century within Hamilton.</p>
	<p>Level of Significance: High</p>

<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Explanation: The place appears to have high authenticity and has undergone little modification externally since its completion.</p>
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<h3>c. Context or Group Qualities</h3>	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property has moderate significance for its setting and visual character, having been the site of a former Police Station in the 1940's and for its prominent corner location in the city centre of Hamilton.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value as a tall and highly visible, well-known building at a prominent corner in the central city. The property has an overbearing appearance within the local streetscape.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design for ministry buildings in this part of Hamilton during the late 20th century. The property has moderate significance for its continuity for the area, having also been the site of a former Police Station in the 1940's.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate group value as one of a number of key government and or agency structures designed and built by the Ministry of Works in the late 20th century.</p>

d. Technological Qualities

i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

Level of Significance: Moderate

Explanation: The place has moderate technological significance for its use of materials and construction methodologies, mostly for its innovative use of concrete as an expressive architectural material. The place has potential to contribute to knowledge of building engineering.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: The archaeological value of the site is unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative

Level of Significance: Low

Explanation: The place has low cultural value for its use as the site of a police station for almost a century within Hamilton. The use of the setting as a police station for many years provides evidence of cultural and historic continuity.

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history of architectural development and building engineering in the Hamilton area during the late 20 th century.

3.2 Assessed Significance

Using the levels of significance outlined in Section 3.1, the place is considered to have the following heritage significance in relation to the established criteria:

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that the Hamilton Central Police Station at 12 Anzac Parade be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA62B/496 (1997)
DP 34518 (1947)