

# Hamilton City Council Heritage Inventory Assessment Form **Draft**

## 12 Bond Street

Hamilton East, Hamilton



Figure 1: Square villa at 12 Bond 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 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, showing Bond Street labelled as 'Nixon Street', 1921.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikato, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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



Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
 Source: LINZ, DP 79

The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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.

<sup>9</sup> Waikato Times, Volume XLV, Issue 3595, 18 July 1895, Page 2

By 1900, the land on which 12 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup> After Warr's death in 1915, his estate was settled for 3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup>

His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

A survey plan dated to 1908 shows Warr subdividing his property into what appears to be the existing sections we see today, with the site of 12 Bond Street as it would become sitting on 'Lot 6.' In 1909, Mr Warr transferred Lots 4-6 to Clarence Tonkin, who mortgaged the properties that same year. In 1910 Tonkin transferred Lot 6 (the location of 12 Bond Street), as an individual parcel to William Fyfe (SA171/85). Fyfe mortgaged the property in 1911 and retained it until 1920 when Sydney Claude Mackinder (labourer) gained possession. In 1921 Mackinder transferred the property to James Gleason Shanaghan, a Hamilton saddler. We can discern that the extant dwelling was constructed prior to 1925, as the Waikato Times featured the following advert:

*'4-Roomed House, all conveniences, nice gardens, rent 27/6 per week - Apply 12 Bond Street, Claudelands.'*<sup>16</sup>

The Waikato Times also reported that Mr Shanaghan came into a patch of bad luck in 1927, when:

*'A fire broke out in the washhouse of No. 12 bond Street, Claudelands, last evening. The house was occupied by Mrs N. Kennelly, and owned by Mr J. Shanaghan. The brigade was called out and put out the flames before much damage was done. The outbreak was caused by a quantity of hot cinders.'*<sup>17</sup>

Since Shanaghan retained the property until 1942, it is likely that alterations to the dwelling were made to mitigate the damage of the fire. Many conveyances occurred throughout the late 20<sup>th</sup> century, though none appear to be of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 12 Bond Street; however, comparing the certificate of title and survey plan information with the extant plain square villa building (discussed below), the dwelling was possibly constructed between 1890 - 1900 when the land was in the possession of Warr.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021

<sup>11</sup> Williams, Waikato Times, 2021

<sup>12</sup> Williams, Waikato Times, 2021

<sup>13</sup> Williams, Waikato Times, 2021

<sup>14</sup> Williams, Waikato Times, 2021

<sup>15</sup> Williams, Waikato Times, 2021

<sup>16</sup> Waikato Times, Volume 99, Issue 16677, 18 December 1925, Page 4.

<sup>17</sup> Waikato Times, Volume 102, Issue 17252, 12 November 1927, Page 8.



Figure 5: Survey plan, dated 1908.  
Source: LINZ, DP 4687.



Figure 6: 12 Bond Street located near the intersection with Frances Street.  
Source: HCC GIS, 2021

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of Bond Street, north of the street's intersection with Warr Street. 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 6 DP 4687

Parcel ID: 4446345

Current Certificate of Title ref: SA171/85

### 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 12 Bond 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 12 Bond Street is a good example of a late 19<sup>th</sup> to very early 20<sup>th</sup> 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 12 Bond Street is a square villa, likely constructed between 1890 - 1900 . Like others of its kind, it is a small, fairly plain single storey structure with a hipped timber framed roof clad in corrugated metal and a hipped verandah at the front of the dwelling. In plan the dwelling is square, with a lean-to extension to the rear. The front verandah is currently supported by concrete blocks and has cross bracing in the timber balustrades. The villa has rusticated timber weatherboard cladding, and timber window joinery, with a central front entranceway with timber door (non-original) flanked by two double hung sash windows at either side. The side elevations and lean to have later circa 1930s casement windows and a timber deck to the rear. Historic street imagery shows that the dwelling once featured a brick chimney that was removed between 2010 - 2012.

### 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.*

<b>a. Historic Qualities</b>	
<p><i>i. <b>Associative Value</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.</p>
<p><i>ii. <b>Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 12 Bond Street has moderate significance with regard to historical patterns in the region. Possibly before or at 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<sup>th</sup> century in preparation for subdivision. A local landowner/builder Charles Warr has direct association with the property and the pattern of development of the local area. His sale of plots in the early 1900s was a popular event denoting social and economic trends of the time with a burgeoning population with increasing affluence. The property is also an example of domestic architectural development, being one of a group of rare late 19<sup>th</sup> and early 20<sup>th</sup> 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>b. Physical/ Aesthetic / Architectural Qualities</b>	
<p><i>i. <b>Style/Design/Type:</b> 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,</i></p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its design, form, and style, 12 Bond 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 verandah, demonstrates a key period in residential housing provision and construction of the time.</p>



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.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The dwelling was possibly constructed by builder Charlie Warr, who owned much of the land in the area prior to subdividing his estate, though there is no definitive proof of this.</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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 12 Bond 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 its type with many similar structures being demolished for modern development, or highly modified to the point of loss of integrity value.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 12 Bond Street is an example of late 19<sup>th</sup> and early 20<sup>th</sup> century architecture in Hamilton and is still mostly intact in its original form with some modifications and extensions. Later extensions to the rear of the dwelling and removal of original fabric (a brick chimney between 2010-2012) lower the overall integrity of the site.</p>

<b>c. Context or Group Qualities</b>	
<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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The property at 12 Bond Street has moderate significance for its setting as part of the original Warrville Estate established by Charlie Warr and his wife Ada. The lot has retained the original site layout, seen in the 1908 survey DP 4687, providing significance and value.</p>
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 12 Bond 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:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place makes a contribution to the continuity and established built character of the street. It provides evidence of early domestic architectural design and 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its age, appearance, style, integrity and setting 12 Bond Street has some group value as one of a small number of late 19<sup>th</sup> to early 20<sup>th</sup> century square villas still exist in Hamilton. The dwelling also has group value as one of a number of cottages, villas and bungalow dwellings on Bond Street constructed circa 1900-1920s, around the time of the 1908 subdivision of land by Warr.</p>

<p><b>d. Technological Qualities</b></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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The dwelling at 12 Bond Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The building could possibly have been constructed prior to 1900 which would qualify the building 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:</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</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 12 Bond Street is not listed as a historic place with HNZPT.</p>

by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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>

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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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>

### 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 12 Bond 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)*

*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

### 4.2 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*

*CT SA61/201 (1891)*

*CT SA97/34 (1900)*

*DP 4687 (1908)*

*CT SA160/251 (1909)*

*CT SA171/85 (1910)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 12 Marama Street

Frankton, Hamilton



Figure 1: The dwelling at 12 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).<sup>1</sup> 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.<sup>2</sup> Frankton eventually amalgamated with Hamilton City in 1917.

The property at 12 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.<sup>3</sup>

---

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

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

<sup>3</sup> 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

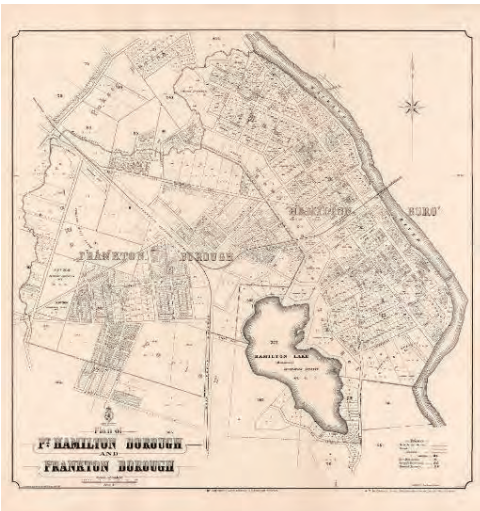


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives



Figure 6: 1909 survey plan. Lot 29, which would eventually become 12 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”.<sup>4</sup>*



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.<sup>5</sup> 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

---

<sup>4</sup> *The Dead Tell Tales*, 14 August 2021

<sup>5</sup> *Waikato Times*, 2 May 1914

and 32".<sup>6</sup> This confirms that Maunder was selling his properties in Marama Street with houses on them.

Certificates of Title SA171/64 and SA202/254 confirm Maunder sold Lots 27, 28, 31 and 32 from in September 1919. These numbers do not align exactly with those in the notice. The Certificates of Title confirm that Maunder sold Lot 29, which is now 12 Marama Street, to Mary Anne Knight, wife of Anthony George Knight, farmer, in November of 1919 (SA297/165). 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.<sup>7</sup>

Mary Ann Knight held the property for three decades before eventually conveying the property in 1951. A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> 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 12 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 by vegetation on the west side of the dwelling. The property sits in a row of other historic villas.

### 2.2 Property Details

Legal Description: DP 6603

Parcel ID: 4438821

Current CT: SA297/165

<sup>6</sup> *Waikato Times*, 28 May 1919

<sup>7</sup> 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 12 Marama Street is an example of a small 20<sup>th</sup> 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 19<sup>th</sup> 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 (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 12 Marama Street has all the hallmarks of an early 20<sup>th</sup> 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 bay window has weatherboard almost to ground level, which is unusual.

Alterations to the building have been made over time which have impacted the exterior, including partial removal of the finial and replacement of the front door. The lean-to at the rear has also likely been modified, but there are no records to confirm this.

### 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. <b>Associative Value</b> - 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><b>Level of Significance:</b> <i>Low</i></p> <p><b>Explanation:</b> <i>The building at 12 Marama Street has some significance for its association with locally known individuals of the early 20<sup>th</sup> 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. <b>Historical Pattern:</b> - 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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>12 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. <b>Style/Design/Type:</b> 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><b>Level of Significance:</b> <i>Low</i></p> <p><b>Explanation:</b> <i>The building at 12 Marama Street has some architectural significance as an example of an early 20<sup>th</sup> 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. <b>Designer or Builder:</b> 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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <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 20<sup>th</sup> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The villa at 12 Marama Street is not particularly unique or uncommon, but has some rarity value as an early 20 <sup>th</sup> 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>	<b>Level of Significance:</b> High
	<b>Explanation:</b> 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.

<b>c. Context or Group Qualities</b>	
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The property at 12 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>	<b>Level of Significance:</b> None
	<b>Explanation:</b> 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The dwelling at 12 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>	<b>Level of Significance:</b> High
	<b>Explanation:</b> The place has high group value as one of a number of very similar authentic early 20 <sup>th</sup> 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><b>i. Technological</b> - 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Occupied for approximately 110 years, 12 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>

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
---	--

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 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 12 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 SA295/181 (1919)*  
*CT SA297/165 (1919)*  
*DP 818 (1886)*  
*DP 6603 (1909)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *12 Piako Road*

*Claudlands, Hamilton*



Figure 1: Villa at 12 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

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.<sup>5</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>6</sup>

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 12 Piako Road was within Lot 5 of Section C.<sup>7</sup>

---

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

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

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

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

<sup>5</sup> *Miropiko Reserve Management Plan, HCC (2001)*

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

<sup>7</sup> Section C spanned Pt. Allotment 217 and Pt. Allotment 218



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



Figure 3: Survey plan DP 79 showing the subdivision of Claudelands, 1879.  
Source: LINZ

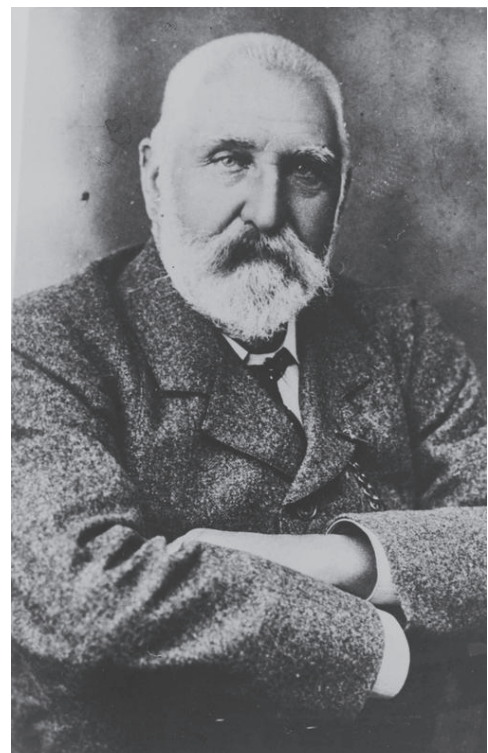


Figure 4: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives

The first Certificate of Title for Lot 5-C (SA19/50), details the transfer of the property from Francis Richard Claude to Samuel McLernon in 1880. McLernon would hold the property for a decade before then transferring it to Edwin Thomas Davey in 1890. Davey then transferred the property to Elizabeth Spain, wife of Thomas Spain, in 1897, before Spain then transferred the property to Margaret Brown Graham in 1903.

Graham, who also owned Lot 1-C immediately adjacent to Lot 5-C, had the land surveyed and subdivided in 1910. Graham sold Lot 13 of this subdivision, which would come to encompass 12 Piako Road (DP 6798, Figure 6), to John Robert Fow in 1911. A house and shed are shown on Lot 12 of the survey plan, but there are no other buildings, indicating that Lot 13 was vacant at the time that it was subdivided.

John Robert Fow (Figure 5) was born in Louth, Lincolnshire, England in 1869 and emigrated to New Zealand with his parents when he was a boy. He worked as a sawmillier, farrier and blacksmith, carriage maker and auctioneer, before building up a successful furnishing business. Fow stood for the Hamilton Borough Council in 1907, and was duly elected. He served as Mayor of Hamilton, New Zealand for four terms between June 1916 and May 1938; and remained on the council until his death in 1943, only pausing work for one year during the 1918 influenza pandemic.<sup>8</sup> In 1935, he was awarded the King George V Silver Jubilee Medal.<sup>9</sup>



Figure 5: John Robert Fow.  
Source: Hamilton Library Archives

Fow took out a mortgage within a month of purchasing the property (SA178/24). The mortgage was refinanced in 1912, and another mortgage taken out in 1916 (assumed – date is obscured) before Fow sold the property to the Presbyterian Church Property Trustees. The date of this transfer is unfortunately illegible, but may be assumed to correlate with the mortgage taken out by the Trustees in 1921.

The Trustees transferred Lot 13 to Arthur Ernest Osborne, accountant, in 1934. Osborne formally subdivided the lot in 1940 (DP 29682, Figure 7) at which time the extant boundaries of 12 Piako Road were defined. Interestingly, the survey plan shows that two dwellings had already been constructed on the site by this time. Osborne sold the property at 12 Piako Road to Alan John Patterson and Joyce Patterson 1942.

Comparing the Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed in or shortly after 1911 when John Robert Fow purchased the newly subdivided Lot 13 DP 6798 from Margaret Brown Graham. The second dwelling built on Lot 13 (which is now 40 George Street) prior to the 1940 subdivision, appears to have been constructed c.1920s, and may have been built by the Presbyterian Church Property Trustees.

---

<sup>8</sup> *Obituary, Auckland Star, 18 September 1943*

<sup>9</sup> *Evening Post, 6 May 1935*

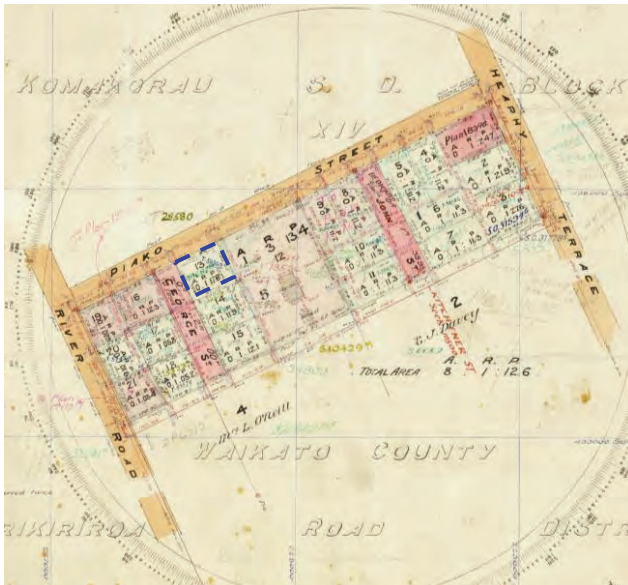


Figure 6: Snip of survey plan DP 6798 showing the subdivision of Lots 5 (left) and 1 (right) of Section C, 1910. Lot 13, which would come to encompass 12 Piako Road, is indicated.  
Source: LINZ

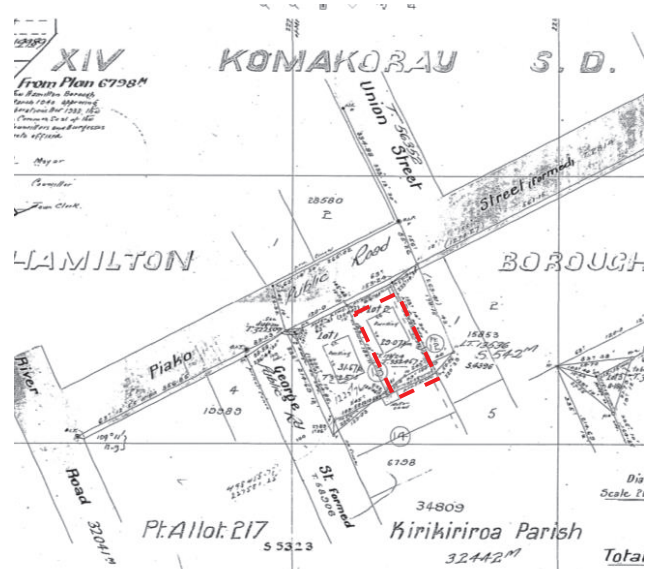


Figure 7: Snip of survey plan DP 29682 showing the subdivision of Lot 13 (left), 1940. 12 Piako Road is indicated.  
Source: LINZ

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the southeast side of Piako Road, in Claudelands, between George and Union Streets. The dwelling is visible to the street, being on a slightly elevated section; but is partially obscured by vegetation. The surrounding area predominantly consists of single storey residential buildings, although there are also some two storey dwellings nearby.

### 2.2 Property Details

Legal Description: Lot 2 DP 29682

Parcel ID: 4351962

Current CT: SA795/77

### 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 dwelling at 12 Piako Road is a bay villa constructed c.1911.

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 19<sup>th</sup> century but became much more decorative as time, and affluence, progressed into the 20<sup>th</sup> 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. 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. The popularity of the villa started to dwindle after WWI but has undergone a revival in popularity in recent times.

Characteristics of the 20<sup>th</sup> century villa include an asymmetrical gabled form with faceted bay windows (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 8: Examples of typical villas.  
Sources: Various

The dwelling at 12 Piako Road is a corner bay villa – with a projecting gable to the street front (northwest), and a projecting gable to the side (southwest) connected by a wrap-around bullnose verandah. The bay window on the front elevation is faceted, below the roof gable, which is typical of 20<sup>th</sup> century villas, while the bay window to the side elevation is a box-bay with an independent roof that was generally more typical of earlier villas. The windows are generally timber frame double-hung sashes which were common to villas throughout the decades.

While the frieze panel with eaves brackets, and the large and more ornate fretwork brackets to the faceted bay are typical of the villa style, the remaining decoration of the villa at 12 Piako Road

is restrained, reflecting the emergence of the bungalow style that was occurring in the 1910s. The verandah, which gives access to a typical villa-style front door with side and toplights, as well as to a side door, has solid geometric fretwork and linear balustrading. The gable-ends feature simple bargeboards, turned out at the ends, and finials, but no other decoration.

One brick chimney remains but has been modified to take two modern flues.

A garage has been added to the northeast side of the dwelling, and aerial photographs indicate that there have also been additions to the southeast and southwest sides. Hamilton City Council could not provide any records to confirm the nature or date of these extensions.

### 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 12 Piako Road has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, most particularly with John Robert Fow who was a Hamilton Borough Councillor from 1908 until his death in 1943, and served four terms as Mayor during that time. It is likely that Fow had the house built after purchasing the land in 1911; and it appears that he remained there for approximately a decade.</p>



<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 Piako Road has moderate significance with regard to historical patterns in the region. The property was subdivided from Francis Richard Claude's large estate in Hamilton East, and sold off in smaller lots to private individuals, a common process in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p>

**b. Physical/ Aesthetic / Architectural Qualities**

<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 Piako Road is of moderate significance as a surviving example of a corner bay villa constructed c.1911 as the villa style was beginning to decline in popularity. While the building is still distinctly a villa (and not what would be referred to as a "transitional" house), there are subtle elements of the bungalow style apparent, such as the simplified verandah and gable-end decoration.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The designer and builder of the dwelling are unknown. Given the likelihood that the building was constructed for John Robert Fow, who was a Borough Councillor at the time, an architect may have been involved in planning the dwelling.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 Piako Road has moderate rarity as a surviving example of a relatively intact corner bay villa. Although a common building typology at the time, examples of corner bay villas are becoming rare, with many similar structures being demolished for modern development, or highly modified to the point of non-recognition.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 Piako Road has moderate integrity as a corner bay villa that retains much of its original and distinguishing fabric, including joinery and decoration, but that has been modified to suit the changing needs of later occupants.</p>

c. Context or Group Qualities	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 12 Piako Road has not been subdivided since 1940. The land is slightly raised above street level, adding prominence to the dwelling, and moderately extending its significance.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 12 Piako Road may have some significance as a local landmark which is likely recognised by the local community.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 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.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 12 Piako Road has moderate group value as one of several dwellings built on Piako Road between River Road and Heaphy Terrace following subdivision in 1911.</p>

d. Technological Qualities	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 12 Piako Road has low technological significance for its materials and methods of construction which were typical of 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:** Although the building at 12 Piako Road is thought to have been constructed in the early 20<sup>th</sup> 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:** 12 Piako Road 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:** Built in the early 20<sup>th</sup> century, the dwelling at 12 Piako Road 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.

## 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

**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.

<p>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>	
--	--

### 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:	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 12 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*
- Papers Past*
- Te Ara Encyclopedia of New Zealand*
- 'The Dead Tell Tales', Waikato Times (2013)*

## 4.2 Historic Titles, Deeds and Survey References

*CT SA19/50 (1880)*

*CT SA629/233 (1931)*

*CT SA1052/43 (1952)*

*DP 79 (1879)*

*DP 6798 (1910)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *13 Cardrona Road*

*Beerescourt, Hamilton*



*Figure 1: Moderne styled residence at 13 Cardrona 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 area north of the central city of Hamilton contains a number of suburbs, including Whitiara, 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.<sup>1</sup>

---

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



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

The earliest available record of the property is a 1906 Certificate of Title (SA136/152) which gives Matilda Livingstone as the owner of a large section of land to the west of the Waikato River and north of the established Hamilton city centre (Figure 3). Livingstone passed the property on to her son, William John Booth Livingstone, in 1919 and a new Certificate of Title was created (SA298/92). The property was transferred to Stanley George Livingstone in 1920 who split it into three smaller sections.

Stanley then sold the middle of the three sections (Figure 4) to Alfred Wigg later in 1920. Wigg only owned the property for a year before then conveying it to Alexander Beveridge Watt in 1921, though a new Certificate of Title was not created until 1938 (SA708/323). This new title showed the large estate completely subdivided into smaller lots (Figure 5), with Lot 13 eventually to become 13 Cardona Road. Lot 13 was eventually sold to John Ross, Milk Vendor, in 1940.

Based on these certificates of title, survey plans, and the extant building, it is highly likely that the building was constructed for John Ross shortly after he purchased Lot 13 from Wigg.

The dwelling at 39 Marama Street has been previously identified as being associated with Terence Phillip Vautier, a Hamilton architect, who may have been responsible for its design. No primary sources confirming the association with Vautier have been received or reviewed as part of this assessment.



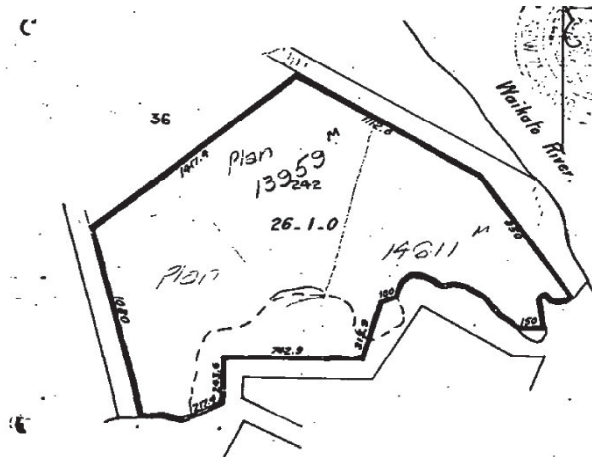


Figure 3: The section of land owned by Matilda Livingstone in 1906.  
Source: SA136/152 (1906)

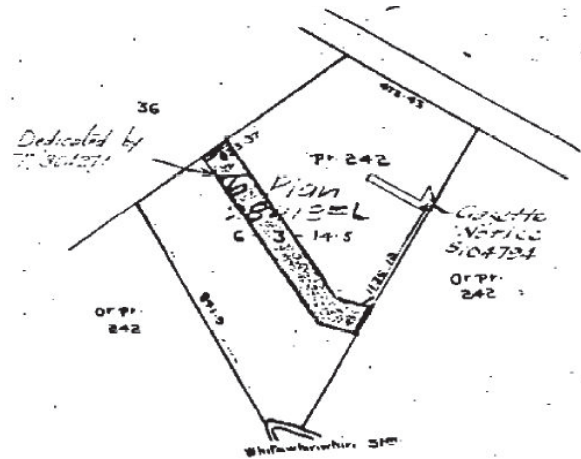


Figure 4: The section of land owned by Wigg in 1920. Cardrona Road is the new street being out through the centre of the section.  
Source: SA320/76 (1920)

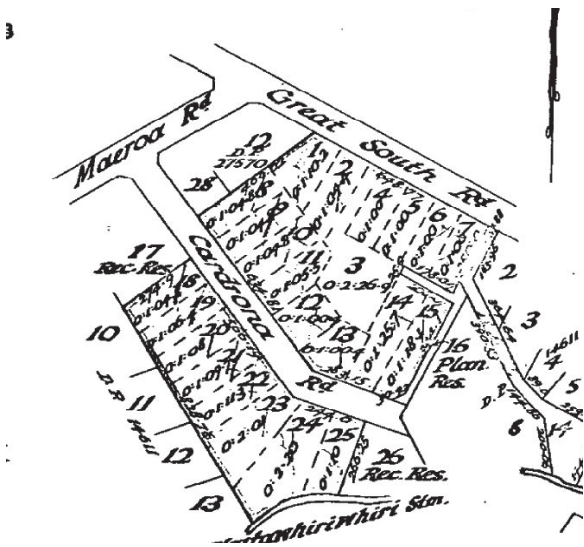


Figure 5: The section of land, now subdivided, owned by Beveridge in 1938.  
Source: SA708/323 (1938)



Figure 6: Aerial of 13 Cardrona Road.  
Source: HCC GIS

The following information on Terence Vautier (Figure 7) 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 7: Terence Vautier, 1970.  
Source: M.C. Vautier



Figure 8: 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.*

*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 site is located on the northern side of Cardrona Road in Whitiara. The surrounding area consists entirely of late 20<sup>th</sup> and 21<sup>st</sup> century residential buildings. The building is highly visible from the street and is a landmark of sorts. Highly manicured landscaping and gardens are visible to the exterior.

### 2.2 Property Details

Legal Description: Lot 13 DP 28418

Parcel ID: 4514754

Current CT: SA723/225

### 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 13 Cardrona 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 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.

13 Cardrona Road is an good example of the Moderne style of architecture. The building is single storey in height (except where basement garages sit underneath the southwestern section of the building), with parapets above a flat roof, and a projecting circular component to the street facing elevation. The windows run flush to the facades at equal heights in a ribbon pattern along the elevations of the building. Between windows are thin horizontal bands of embossed plaster painted dark blue, reinforcing the horizontal planes of the building. The majority of the original sections of the building retain their original timber joinery. Several coloured/decorated feature windows remain, including a 'porthole' circular windows adjacent to the front door. The main entrance has a cantilevered curved canopy adjacent to the central circular bay window, and the northeastern corner of the building has a curved edge. The exterior is clad in stucco (now splatter finish) and painted in monochrome white – a typical feature of the Moderne style. The north east elevation has been heavily modified/extended but is in keeping with the style and detailing of the

original building. The garden has low walled terracing, creating a two tier effect to the street facing elevations.

The building's architect and builder are 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.

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
- 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>	<b>Level of Significance: Low</b>
	<b>Explanation:</b> <i>13 Cardrona Road has some association with locally known individuals during various periods of its occupation; however, none of these individuals are historically notable. There are no other 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.</i>
	<b>Level of Significance: Moderate</b>

<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><b>Explanation:</b> 13 Cardrona 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 the style of the time. The property is an example of domestic architectural development, being one of a group of single 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>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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 13 Cardrona Road is of high architectural significance as a good example of the Moderne style. The building has all the hallmarks of the style, with a flat roof, circular 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><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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 13 Cardrona Road is a good example of the Moderne architectural style. The building has been largely extended to the north east whilst the extension is closely in keeping with the original building. The original building is however unique.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 13 Cardrona Road has been largely extended to the north east whilst the extension is closely in keeping with the original building. The original building does however retain the majority of its original features. The overall integrity of the building has been partially reduced due to the extensions and changes.</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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The property at 13 Cardrona Road has high setting significance – the lot appears to have not been subdivided since it was sold in 1940 and it is highly visible to the street. Despite the later additions, these are in keeping with the original style and ornamentation of the house. The house retains its terraced, low walled garden and the visual character for the site which provides some value.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 13 Cardrona Road has some landmark value locally as a large highly visible mid-20<sup>th</sup> century Moderne style building amongst many late 20<sup>th</sup> and early 21<sup>st</sup> century buildings.</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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 13 Cardrona 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>
<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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> Due to its appearance, age and style, 13 Cardrona Road has some group value as one of a few larger examples of Moderne styled dwellings in Hamilton.</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</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 13 Cardrona Road has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.</p>

technological or engineering history.	
---------------------------------------	--

## e. Archaeological Qualities

<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 13 Cardrona Road is not listed as a historic place with HNZPT.</p>

## f. Cultural Qualities

<p><b>ij) Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 36 Anglesea Street 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>

## g. Scientific Qualities

	<p><b>Level of Significance:</b> Low</p>
--	--



<p><i><b>j) Scientific:</b> 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><b>Explanation:</b> The building has some potential to contribute to information about the design and construction of larger scale Moderne styled residential dwellings in the mid-20<sup>th</sup> century 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:	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 13 Cardrona 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 SA136/52 (1906)*  
*CT SA298/92 (1919)*  
*CT SA320/76 (1920)*  
*CT SA708/323 (1938)*  
*CT SA723/225 (1940)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *13 Hammond Street*

*Hamilton Central, Hamilton*



Figure 1: 13 Hammond Street.

### 1. Historical Summary<sup>1</sup>

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*

---

<sup>1</sup> Information in this section has been sourced from "An Audio/Video History, The Hamilton Gardens, An Interview with David Bowden, Visual Archives 2006 (available at Hamilton City Libraries)"

*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).<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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

---

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

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

<sup>4</sup> <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>

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.

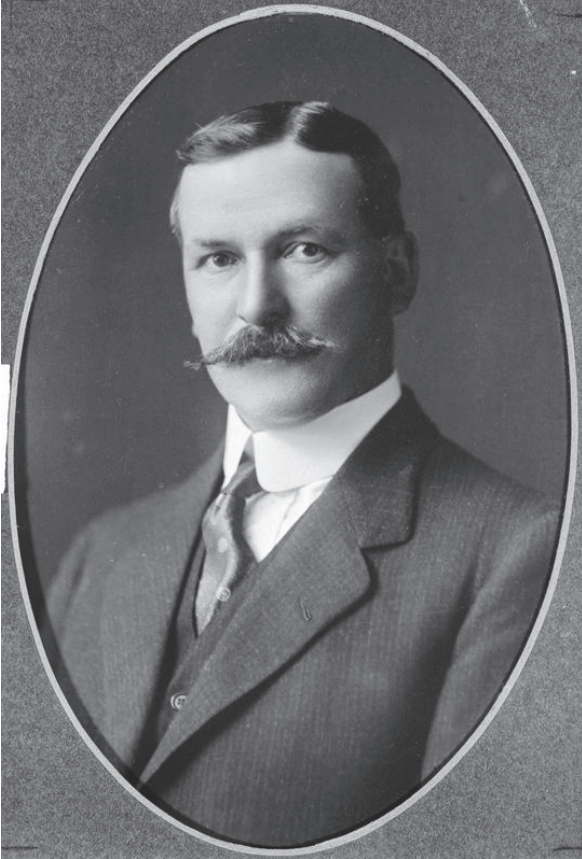


Figure 2: Thomas Jolly, early landowner in the area, 1919.  
Source: HCC Archives



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

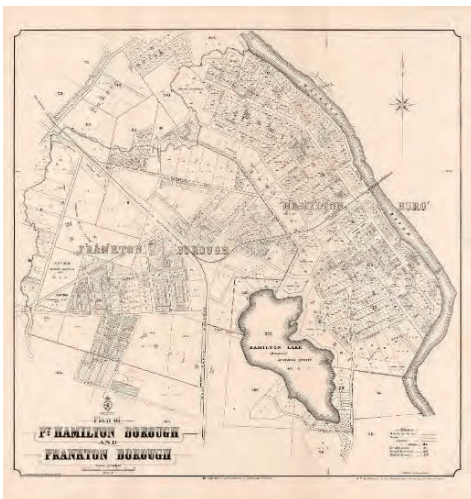


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.  
Source: ATL



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

Hammond 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).

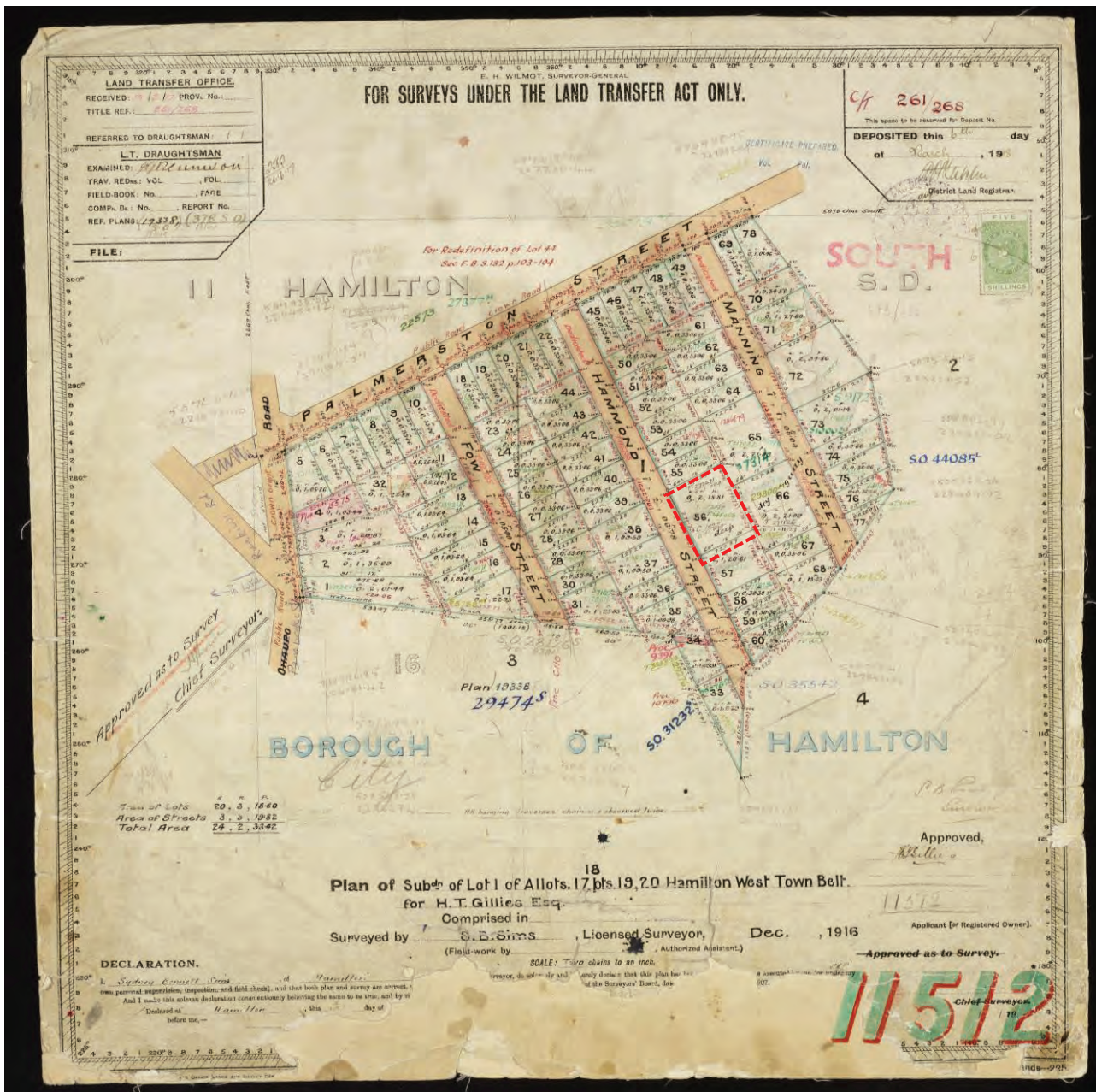


Figure 6: Survey plan of Gillies' estate, 1916, with Lot 56 (now 11 and 13 Hammond Street) indicated. Source: LINZ, DP 11512

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). Lot 56 of the subdivision, which would eventually come to encompass 13 Hammond Street, was sold to James Robertson and John Charles Spedding, merchants (SA355/112). Robertson and Spedding then conveyed the property to Edith Agnes Haynes, wife of Edward George Haynes, railwayman, in 1930 (SA620/291).

In mid-1935, Haynes sold Lot 56 to Harry Rex Emmett, builder. Emmett split the lot in two, and sold the northern part to Lillian Ebbett (SA669/44), retaining the southern part (SA669/45).<sup>5</sup>

Lillian Ebbett was married to Alfred William Ebbett, who is described on the Certificate of Title as a 'motor merchant'. Advertisements in Waikato papers indicate that Alfred Ebbett's career in the motor industry began in the 1910s. In 1924, he is reported as taking on the management of a new branch of the Ford Sales and Service Co. in Alexander Street, Te Awamutu.<sup>6</sup> In November 1928, the Waikato Times reported that:

*Mr Alf. Ebbett, of Messrs Ebbett Motors Ltd., Hood Street, Hamilton, begs to intimate to his numerous friends and the public generally that he has severed his connection with Dominion Motors and has taken over the Waikato Agency for the Chevrolet, Pontiac, Oakland and Vauxhall cars, and Chevrolet and G.M.C. Trucks, from Messrs Neal Motors. Ample stocks of these popular makes of cars are coming to hand and friends and others interested are invited to call and inspect the latest models. Associated with him in the Sales Branch are Messrs R. J. Crosbie and J. Russell, both late of Dominion Motors and who are well and favourably known in the motor trade throughout the Waikato. Mr Ebbett has in the past established a reputation for fair and honest dealing, as hundreds of his satisfied clients will testify and it is his intention to maintain this good will and reputation. Call or send a post card for particulars of the various makes of cars handled. Demonstrations will be arranged to suit buyers convenience. A feature of the business will be the Used Car Department, which will be personally supervised by Mr Ebbett himself. All used cars will be inspected and passed by Mr Ebbett and used car buyers are assured of a genuine deal. A wide range of accessories and spare parts is available and clients requirements receive immediate attention. Note the address: Ebbett Motors Ltd., Hood Street, Hamilton. 700.<sup>7</sup>*

Alf was joined in the business by his brother Ron. Their Hood Street premises was relatively small, sandwiched between a Chinese laundry and a gunsmith's shop. The business focused on the popular General Motors products of the time - Oakland, Oldsmobile and Chevrolet – which successfully saw the business through the Great Depression. When General Motors decided to separate its two product lines in 1938, Waikato Motors Limited was formed to operate the Vauxhall/Bedford franchise from the original Hood Street premises, while Ebbett Motors moved to a newly built dealership on the corner of Hood and Anglesea Streets, holding the Oakland, Pontiac and Chevrolet brands. Within twelve months of establishing the new premises, WWII began. No new vehicles were imported into the country during the war, and the new dealership moved back to share the old Hood Street premises while the New Zealand Air Force occupied the new complex.<sup>8</sup>

---

<sup>5</sup> Waikato Times, 9 February 1935, published a bereavement notice acknowledging the death of a Mr. H. Emmett, also referred to in similar notices as "Harry". This is evidently not the same Harry Rex Emmett named on the Certificate of Title, but may have been a relation.

<sup>6</sup> Waikato Times, 17 October 1924

<sup>7</sup> Waikato Times, 17 November 1928

<sup>8</sup> <https://ebbett.nz/timeline/>

During the 1930s and 40s, the papers record Alfred and Lillian’s attendance at numerous social events, including – as was popular at the time – descriptions of their outfits. Ebbett Motors were also known for holding events such as picnics for their employees.



Figure 7: Advertisement for Ebbett Motors  
Source: Waikato Times, 12 December 1928



Figure 8: Image of the Ebbett Motors first dealership, Hood Street.  
Source: ebbett.nz/timeline

In 1951, Alf Ebbett died at the age of 50. A new arrangement between Ebbett Motors and Holden, who had just begun importing into New Zealand, was established. The business evolved over the later 20th century, and a version of the original company, Ebbett Hamilton, still exists today. The Ebbett Group now represents 20 brands across 19 dealerships in the North Island of New Zealand.<sup>9</sup>

Lillian Ebbett sold the property at 13 Hammond Street to Garth Sydney Hammond Burtenshaw, a dental surgeon, in 1957. A number of other conveyances occurred in the later 20<sup>th</sup> century, but none are of historic importance.



Figure 9: 13 Hammond Street, 1950.  
Source: ATL, ID: WA-22289-F



Figure 10: Aerial showing 13 Hammond Street.  
Source: HCC Maps

<sup>9</sup> <https://ebbett.nz/>



Considering the available Certificates of Title, survey plans, and the extant building itself (described below), the dwelling at 13 Hammond Street was most likely constructed for the Ebbett family around or soon after their purchase of Part Lot 56 in 1935. While there is no documentary evidence to confirm that an architect was involved in the design of the dwelling, the size and unusual blend of styles evident suggests that this would have been the case. It is possible that a tender to contractors for 'the erection of Residence in Hammoond St., Hamilton' advertised in local papers in November 1935 relates to the property. The architect advertising this tender was J. E. Chitty, Architect. Chitty is recognised for designing a number of commercial and residential buildings in the Waikato, after returning from study in Canterbury and practising in Wellington. His work included the Chapel of the Institute de Notre Dame des Missions residence in Hamilton, which was designed in the Spanish Mission style. This accords with the design of 13 Hammond Street, which was clearly influence by the Spanish Mission, as well as the Arts and Crafts style.

The boundaries of the property have not changed since the 1935 subdivision. However, a large secondary dwelling appears to have been constructed on the rear of the property, and there are multiple leases. The property also features a garage that is stylistically matched to the house.

## 2. Physical Description

### 2.1 Setting - Site Description

The dwelling is located on the eastern side of Hammond Street, in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is clearly visible from the street with no opaque fences or dense vegetation blocking it from view. The driveway on the northwestern boundary leads to a garage on the north corner of the section, which is in keeping with the style of the building. The separate dwelling constructed at the rear is not visible from the street.

### 2.2 Property Details

Legal Description: Part Lot 56 DP 11512

Parcel ID: 7316450

Current CT: SA669/44

### 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 two-storey dwelling at 13 Hammond Street is an unusual blend of different architectural styles, most notably the Arts and Crafts and the Spanish Mission styles (see Figure 11 and Figure 12 below).

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) 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.



Figure 11: An example of a fully rendered house in the Arts and Crafts style.



Figure 12: An example of the Spanish Mission style.

As the popularity of the Arts and Crafts style in New Zealand was increasing, the Spanish Mission style was also being introduced. This style, which reached peak popularity in the 1930s, brought novelty and excitement to a housing market that was suffering the effects of the Great Depression. As with Arts and Crafts, rendered surfaces and Marseille or terracotta tiles were a feature of Spanish Mission. Both of these are a feature of the dwelling at 13 Hammond Street, which was constructed c.1935.

The house may be generally described as squat in appearance, owing to the breadth of the gable ends. The pitched gable roofs and dormers, and a large chimney, are hallmarks of the Arts and Crafts style; while the flush eaves, sweeping curved buttresses, and the (now missing) planter boxes in the gable ends are more common to Spanish Mission. The unusual gutter returns seen on the front elevation and the arch over the front entrance porch are not typical of either style, but are representative of how both styles were very flexible. The combination of casement windows and the use of arched fanlights are also common to both styles, though the leaded panes are more common to Arts and Crafts. The canopy over the side entrance, secured with tierods, looks to be a later addition but can be seen in historic photographs (Figure 9). The bay window adjacent to this entrance features a convex curve to the roof which emulates the curve of the buttresses on the front elevation.

### 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 13 Hammond Street has high associative value as it was likely built for Alfred and Lillian Ebbett, who resided there for around 20 years. Alfred Ebbett was the founder of Ebbett Motors, a well recognised and highly successful business established in 1928. Ebbett Motors still exists, though in a different form, to the present day.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 20<sup>th</sup> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The dwelling has high significance as an unusual blend of the Arts and Crafts and Spanish Mission architectural styles. The design includes distinctive use of contrasting materials, including painted render and terracotta tiles, the combination of casement and arched fanlight windows using leaded glass, and the architectural flourishes such as the buttresses. The craftsmanship with which the design is executed is notable.</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</i></p>	<p><b>Level of Significance:</b> Unknown (possibly High)</p>
	<p><b>Explanation:</b> Neither the architect nor the builder are known. However, it is possible that the architect was J. E. Chitty, who was well known in the Waikato, particularly</p>

city, region or nation, and the place enlarges understanding of their work.	during the late 1910s to the late 1930s. Chitty designed buildings in both the Spanish Mission and Arts and Crafts styles which align with the dwelling at 13 Hammond Street; and he published a call for tenders for construction a house in Hammond Street in 1935, which aligns with the Ebbett's purchase of the property.
<b>iii. Rarity:</b> 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.	<b>Level of Significance:</b> High
	<b>Explanation:</b> The place has high rarity value as a residential dwelling constructed in a blend of the Arts and Crafts and Spanish Mission architectural styles. As with all buildings constructed in these styles, it is entirely unique, and is locally and regionally uncommon.
<b>iv. Integrity:</b> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<b>Level of Significance:</b> High
	<b>Explanation:</b> The place appears to be relatively authentic, with minor modifications and alterations. The addition of a separate residence at the rear of the property has not fundamentally changed the integrity of the original dwelling.

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate significance for its setting. While the addition of a separate dwelling at the rear has changed the setting of the building, this cannot be observed from the street. The garage, to the north of the house, appears to be in a consistent style, and is set well back, ensuring that the house remains the dominant feature. It is highly visible from the street through the fence, and has a strong street presence despite being set back on the property.
<b>ii. Landmark:</b> The historic place is an important visual landmark or feature.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate landmark value as a highly visible historic building constructed in an unusual blend of architectural styles, with contrasting materials.
<b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate continuity value for its contribution to the character of the street and the area, which was being developed during the early decades of the 20 <sup>th</sup> century.
<b>iv. Group:</b> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age,	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some group value as one of a small collection of bespoke dwellings designed in a mixture of styles in the early to mid-20 <sup>th</sup> century. Little

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.	group value is derived from other buildings in proximity, except for the property immediately adjacent (15 Hammond Street) which appears to share some features such as terracotta roofing.
--	---

#### 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.	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some technological value for its use of materials and construction methodologies which were standard practice at 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.	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> Although the building at 13 Hammond Street was constructed in the early 20 <sup>th</sup> 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>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.	<b>Level of Significance:</b> None
	<b>Explanation:</b> The place is not listed 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	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some cultural significance for its evidence of historical continuity and contribution to a

<p>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>sense of identity in the area. It is likely to have significance to the people who lived there, and their descendants, particularly descendants of the Ebbett family.</p>
--	--

<p><b>g. Scientific Qualities</b></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><b>Level of Significance: Low</b></p> <p><b>Explanation:</b> 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:                           | High     |
| 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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that 13 Hammond 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 SA355/112 (1922)*  
*CT SA620/291 (1930)*  
*CT SA669/45 (1935)*  
*DP 11512 (1916)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *14 Bond Street*

*Hamilton East, Hamilton*



Figure 1: Villa at 14 Bond 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 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: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864. Source: ATL

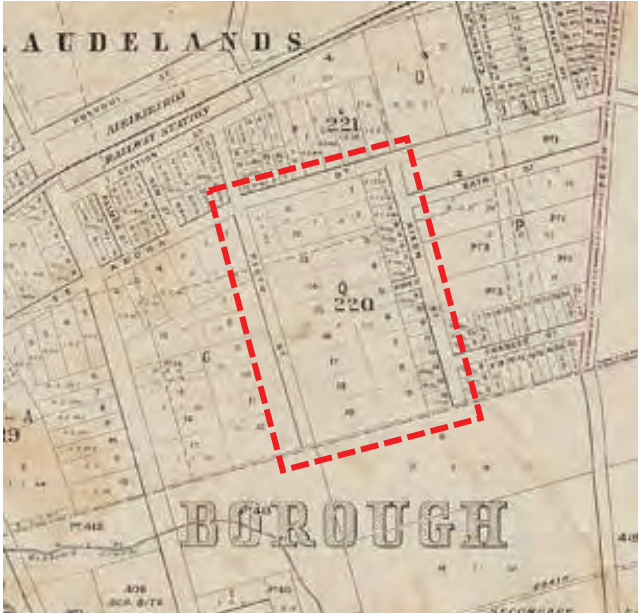


Figure 3: Survey of Hamilton East, showing Bond Street (labeled as 'Nixon Street') in 1921. Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikato, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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



Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
Source: LINZ, DP 79

The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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.

<sup>9</sup> *Waikato Times*, Volume XLV, Issue 3595, 18 July 1895, Page 2

By 1900, the land on which 14 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup>

A survey plan dated to 1908 shows Warr subdividing his property into what appears to be the existing sections we see today, with the site of 14 Bond Street as it would become sitting on 'Section 8' at the intersection with Warr Street. After Warr's death in 1915, his estate was settled for £3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup>

His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

The last transfer on the CT under Warr's ownership lists transfer of land to Ada Prentice in 1913. The property was advertised for sale in 1933.<sup>16</sup>

It is difficult to estimate the exact construction date of the dwelling at 14 Bond Street; however, comparing the certificate of title and survey plan information with the extant building (discussed below), the dwelling was likely constructed sometime between Warr subdividing his estate in 1908, and the conveyance from Warr to Prentice (1913) prior to Warr's death in 1915.

As a contractor who was in ownership of the property for ten years, it is possible Warr had the dwelling constructed during his ownership and then sold the land and dwelling though there is currently no evidence to confirm this.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', *Waikato Times*, 2021

<sup>11</sup> Williams, *Waikato Times*, 2021

<sup>12</sup> Williams, *Waikato Times*, 2021

<sup>13</sup> Williams, *Waikato Times*, 2021

<sup>14</sup> Williams, *Waikato Times*, 2021

<sup>15</sup> Williams, *Waikato Times*, 2021

<sup>16</sup> *Papers Past*, 1933.



Figure 5: Survey plan, dated 1908.  
Source: LINZ



Figure 6: 14 Bond Street located on a prominent corner site.  
Source: HCC GIS

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located at the corner of Warr Street and Bond Street, in Hamilton East, on a prominent site. The dwelling is easily visible from the street, with some large trees at the edges of the property. The surrounding area is entirely residential.

### 2.2 Property Details

Legal Description: Lot 8 DP 4687

Parcel ID: 4478899

Current CT: SA167/267

### 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 14 Bond 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 14 Bond Street is a good example of an early 20<sup>th</sup> century twin 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.

14 Bond Street is a twin bay villa estimated to have been constructed circa 1908. The building has a symmetrical form with two projecting gables framing a central entrance which faces onto Bond Street. There is an additional projecting gable and bay window and a verandah to the north elevation. The verandah appears to have a bullnose canopy. There is also another projecting bay window to the south elevation. The main roof facing Bond street has fired clay tiled roof cladding and a small gable with sunburst detail matching the detailing of the gables of the twin bays. The original brick chimney is still extant.

The projecting gables have retained their finials and have eaves detailing with fretwork and quatrefoils to the fascia. The building has rusticated weatherboard cladding.

Window joinery is of timber double hung sash units with separate top lights consisting of small square multiple panes, and door joinery is of timber, with both presumed to be original.

A porch to the front of the building and the veranda to the side elevation are likely to have been added at some point in the past. These elements have matching brackets and post detailing which is in keeping but does not match the villa details. The front porch also cuts through the inner toplights of the front bay windows which denotes a later alteration.

The aerial of the property indicates there is a later addition, to the rear of the house.

### 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 14 Bond 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<sup>th</sup> century in preparation for subdivision. A local landowner/builder Charles Warr has direct association with the property and the pattern of development of the local area. His sale of plots in the early 1900s was a popular event denoting social and economic trends of the time with a burgeoning population with increasing affluence.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 14 Bond 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 with additional side 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.</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</p>	<p><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The dwelling was possibly constructed by builder Charlie Warr, who owned much of the land in the</p>

significant contribution to the city, region or nation, and the place enlarges understanding of their work.	area prior to subdividing his estate, though there is no definitive proof of this.
<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.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 14 Bond 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 with additional side 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.
<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.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 14 Bond Street is a reasonably well-preserved example of early 20 <sup>th</sup> century villa architecture in Hamilton and retains the majority of its original features, with decorative elements still evident. The replacement of the roof cladding and addition of the porch and verandah have compromised the buildings integrity to an extent.

<b>c. Context or Group Qualities</b>	
<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.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 14 Bond Street is located on a prominent corner site of Warr Street and Bond Street in Hamilton East. Its visibility to the streetscape, however, is limited due to large trees located on the property. The place has some significance in its setting as part of the Warrville Estate established by Charlie Warr and his wife Ada.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 14 Bond Street has low significance as a local landmark which is likely to be somewhat recognised by the local community.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 14 Bond 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
	<b>Level of Significance:</b> Moderate



<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><b>Explanation:</b> Due to its age, appearance, style, and corner setting 14 Bond Street has moderate group value as one of a number of early 20<sup>th</sup> century rare villas which are dispersed across Hamilton East, Hamilton's earliest suburb. The dwelling also has group value as one of a number of cottages, villas and bungalow dwellings on Bond Street constructed around the time of the 1908 subdivision of land by Warr.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 14 Bond 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:</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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Although the building at 14 Bond Street is thought to have been constructed between 1908 and 1913, 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</p>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 14 Bond Street is not listed as a historic place with HNZPT.</p>

by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

<b>f. Cultural Qualities</b>	
<p><i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Built in the early 1900's, this rare villa makes a significant contribution to the continuity and sense of place of the local area, as an urban site, occupied for around 110 years.</p>

<b>g. Scientific Qualities</b>	
<p><i><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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.</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 **14 Bond 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)*

*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

### 4.2 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*

*CT SA61/201 (1891)*

*CT SA97/34 (1900)*

*CT SA167/267 (1910)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *Former Guardian Royal Exchange Building*

14 Garden Place, Hamilton Central



Figure 1: The former Guardian Royal Exchange Building at 14 Garden Place.

### 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 the mid to late 19<sup>th</sup> 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 20<sup>th</sup> century.

The specific history of the former Royal Guardian Exchange building is entwined with Garden Place where it is located. The following history of Garden Place is provided by Hamilton City Libraries:

### ***Pre-European History***

*Before 1939, the area now known at Garden Place was part of a ridge – a hill known to Maori as Te Koopuu Mania o Kirikiriroa (The Smooth Belly of the Long Pebbly Shore). Two established pā, Kirikiriroa and Te Rapa, were not far away and the northern part of the hill was used to grow vegetables and other useful plants. The lower part of the hill was swampy and used for cultivating taro. At the peak of the ridge there was a tuuaahu (ceremonial altar), Te Ahurewa. There were also several puna (water springs) on the hill.*

### ***Arrival of Europeans***

*Christian missionaries began arriving into the area in the 1830s. The Europeans brought new crops and different ways of planting and harvesting. Crops were transported by canoe on the Waikato River and trade was flourishing until the Waikato War arrived in 1863. Soldiers from the Waikato Militia were given land to farm on and around the hill. More colonists arrived, with the settlement of Hamilton now growing steadily. One of the first houses on the hill belonged to Borough Councillor Joseph Frear. At the turn of the 20th Century the business district was growing, and Garden Place was becoming closer to the heart of the commercial centre. It was widely considered waste land, as aside from Hamilton West School and a few houses, it was largely occupied by plants and trees. The Hamilton Beautifying Society was*

formed, and began to tidy up the hill. A rose covered pergola was built and became a popular gathering place for the community.

### **Removal of Hill**

The Borough Engineer, Rupert Worley, proposed removing the hill in 1924, to assist with development of the city and to meet the ever increasing demand for car parking.

In 1931, Anglesea Street was levelled and a cutting was created through the hill to connect it through to Ward Street. The earth from the cutting was transported to Maeroa to create an embankment. This began a public and political battle over whether the rest of the hill should be removed. By 1936 an Empowering Act was passed by Parliament to give Hamilton Borough Council permission to buy the land that would be affected by the removal of the hill and houses on the hill were relocated in 1938/39. The remaining earth from the hill was deposited around the city including at Lake Rotoroa, Rugby Park and used for the construction of a railway station at Frankton.

### **Creation of Garden Place**

The outside areas of Garden Place were divided into 11 sections, while the central area was set aside as car parking for 150 cars. Many of the original buildings can still be seen today, although the shops and businesses within them have changed. The carpark was removed in 1967 and the central area grassed over. The hill had been considered a suitable place for an astronomical observatory, and the Hamilton Astronomical Society fundraised for a sundial to commemorate the coronation of King Edward VIII. Through the removal of the hill, and the King abdicating, there was little interest to install the sundial until 1957 when it was installed in Garden Place. An ornamental fountain was installed in the early 1970s, where it remained until 2008. Garden Place is the hub of the central business district; a meeting place, a place for events and activities; demonstrations, holiday programmes, busking and a pedestrian access way to the river and city.



Figure 2: Garden Place hill prior to removal, 1924.  
Source: HCL, ID: HCL\_08341

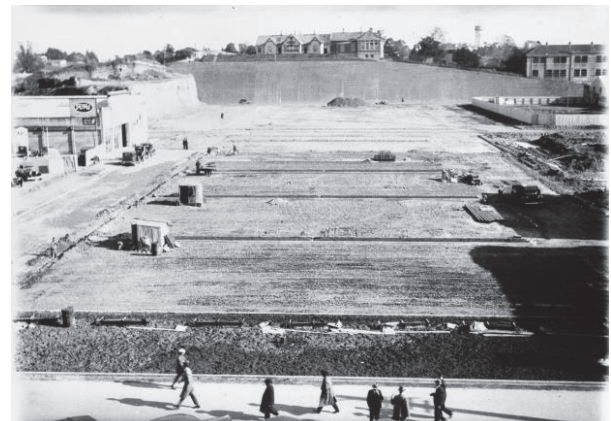


Figure 3: Clearing Garden Place, c. 1939.  
Source: HCL, ID: HCL\_09303



Figure 4: The clearing of Garden Place shown in an aerial, 1939.  
Source: ATL, Whites Aviation

A survey plan dating to 1940 shows the creation of Garden Place and the creation of new properties around its perimeter (Figure 5). Lot 1 was to be sold to the Guardian Royal Exchange Assurance Company, who erected a new office block on the site in 1956-1957.<sup>1</sup> The building was then occupied by the British Traders Insurance Company.<sup>2</sup> Garden Place attracted a number of high-profile businesses, such as the Mutual Life and Citizens (MLC) Insurance Company, and the Colonial Mutual Life (CML) Insurance Company.

---

<sup>1</sup> McEwan, 2020  
<sup>2</sup> McEwan, 2020







Figure 6: Carparking in Garden Place, 1963. The former Guardian Royal Exchange building can be seen at the far right of image.

Source: HCL, ID: HCL\_03413



Figure 7: Carparking in Garden Place, 1963. The former Guardian Royal Exchange building can be seen beside the CML building to the left of the image.

Source: HCL, ID: HCL\_03319

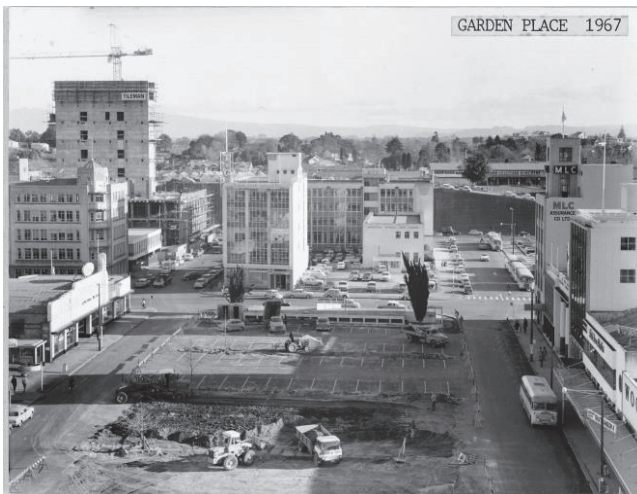


Figure 8: Removal of carparking in Garden Place, 1973. The former Guardian Royal Exchange building can be seen at the far right of image.

Source: HCL, ID: HCL\_03413



Figure 9: Greening of Garden Place, 1987. The former Guardian Royal Exchange building can be seen beside the CML building to the right of the image.

Source: HCL, ID: HCL\_15000

## 2. Physical Description

### 2.1 Setting - Site Description

The former Guardian Royal Exchange building is located on the northern side of Garden Place in Hamilton Central. The surrounding buildings are all commercial or residential. The building is partially visible from its surrounding context but is also somewhat blocked from view due to large trees to the green space in the central area of the plaza. The buildings to either side of the subject structure are considerably shorter in height, making the former Guardian Royal Exchange building stand out by comparison.



Figure 10: Aerial showing the location of the building in Garden Place.  
Source: HCC Aerials

## 2.2 Property Details

Legal Description: Lot 1 DP 29766

Parcel ID: 4278642

Current CT: SA739/239

## 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 14 Garden Place 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 Guardian Royal Exchange building is a five storey commercial building built in a mid-20<sup>th</sup> century commercial style with small allusions, through vertical emphasis, to the Art Deco period popular in the 1930's and 1940's. Its' most defining feature is the 'folding' or faceted façade to the upper four storeys, with large steel-frame windows incorporating spandrels with raised panels with diamond and roundel detailing, and a rectangular motif to each floor level. This detailing was intended to maximise the light which could enter the building and therefore improve the interior conditions for workers and also assist productivity. The side elevations of the building were left remarkably plain in painted concrete with occasional windows – perhaps in anticipation of further development to either side. A rectangular structure sits has been added to the top of the building to its rear edge, possibly for mechanical and electrical services. As with

the other buildings in Garden Place, the ground-level street frontage has been modified extensively, whilst the first to fourth floors remain somewhat authentic. A modern canopy has been added above the ground floor windows and entrance. The ground floor has also been split into separate concessions.

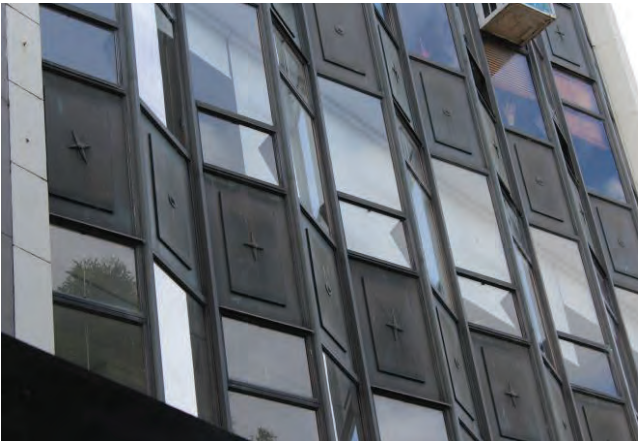


Figure 11: The folding façade of the building.



Figure 12: The ground floor entrance, heavily modified.

### 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><b>i. Associative Value</b> - 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building is associated with the Guardian Royal Exchange insurance company, and the British Traders Insurance company, both of which were large and well-known national businesses at the time. The interior was redeveloped in 1966 to designs by Errol Care-Cottrell.</p>
<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate significance in terms of historical patterns for its shared history with Garden Place within Hamilton. The building represents a key example of development and commercial growth in the mid-20<sup>th</sup> century within Hamilton.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has high architectural value for its mid-century commercial style, particularly the folding façade evident to the upper four floors. The use of the faceted façade is a distinctive attribute of the building both for its functional but also aesthetic qualities.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The designer and builder of the structure are not known.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate rarity value as a relatively authentic mid-century commercial building. The use of the faceted façade is a distinctive attribute of the building both for its functional but also aesthetic qualities which adds to the rarity value of the place.</p>

<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate authenticity – the faceted façade to the street-facing elevation is original, whilst ground floor elements of the building have been highly modified. The building has retained its most significant feature and therefore its integrity has not been largely diminished.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has high significance for its setting in Garden Place, a highly significant historical site. The development of Garden Place formed a key area for the commercial growth of Hamilton. The building and its setting are inextricably linked as together they reinforce the importance of the Garden Place area.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate landmark value due to its placement and height. The use of the faceted façade is a distinctive attribute of the building which adds to the landmark value of the place as a bespoke and recognisable structure in the locality.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate continuity value for its contribution to the Garden Place area as a whole. The development of Garden Place formed a key area for the commercial growth of Hamilton. The building and its setting are inextricably linked as together they reinforce the importance of the Garden Place area.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The place has moderate group value as one of a number of mid-20<sup>th</sup> century commercial buildings in the Hamilton area, and as one of a number of architecturally designed mid-20<sup>th</sup> century insurance buildings surrounding Garden Place. The building is part of a small group of structures purposely designed and built for the Guardian Royal Exchange Assurance Company, which are found nationally.</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 building has low technological value for its use of materials and construction methodologies for its design and construction. The use of the faceted façade is a distinctive attribute of the building both for its technological and functional qualities which adds to the value of the place. The particular construction technique is unusual and has the potential to contribute to the history of building engineering and design.

#### 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:** As the site was cleared in the 1930's, any potential archaeological sites were likely destroyed. 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,

**Level of Significance:** Low

**Explanation:** The place has some cultural value for its use as a well-known headquarters for a large business which was likely recognised by the local community. As part of the development of Garden Place the building and its setting contribute to the sense of place for the community within the city.

<p>or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	
--	--

<h3>g. Scientific Qualities</h3>	
<p><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The place has some potential to contribute to information about the history of architectural development and building engineering practices in the central CBD of Hamilton during the mid-20<sup>th</sup> 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:	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 14 Garden Place 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 SA739/239 (1940)*  
*DP 29766 (1940)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 14 George Street

Claudeland, Hamilton



Figure 1: Residence at 14 George 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

---

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

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

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

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

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

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

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

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

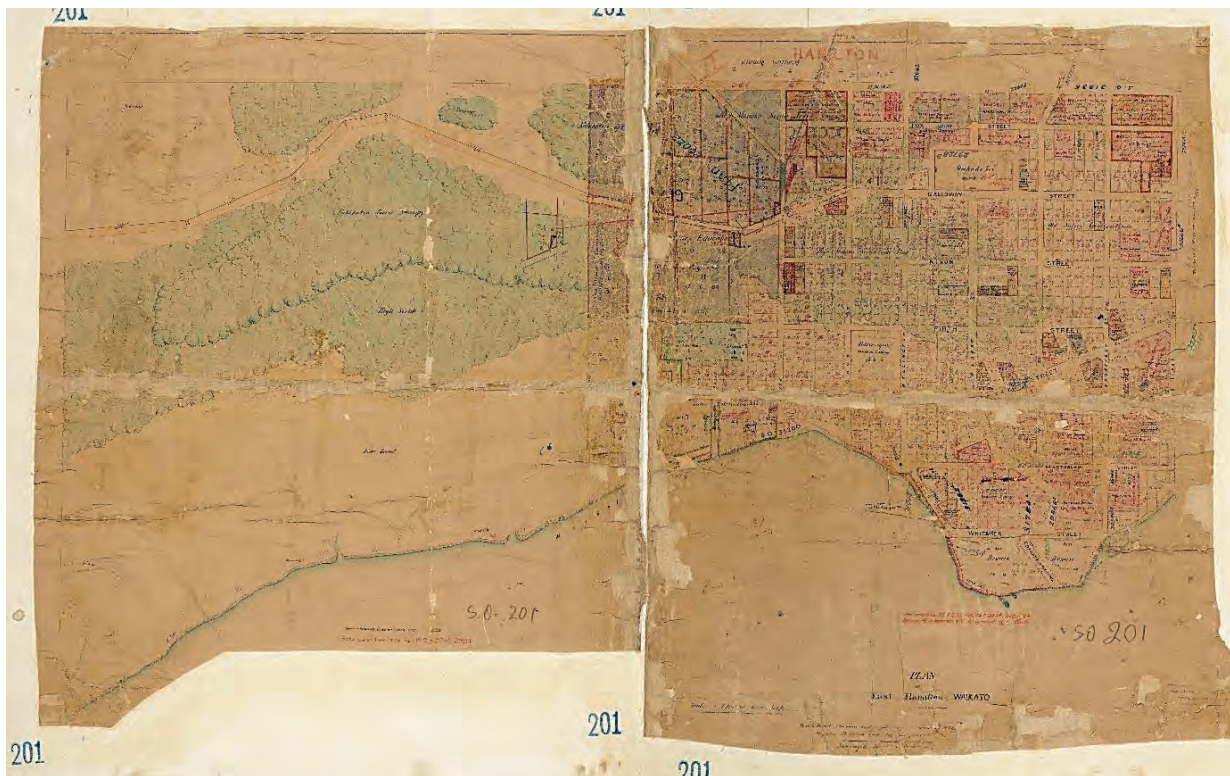


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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.<sup>9</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.<sup>13</sup> The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.<sup>14</sup> On October 27, 1892, the first A&P show was held at the grounds.<sup>15</sup> The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

<sup>9</sup> Miropiko Reserve Management Plan, HCC (2001)

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

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

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

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

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

<sup>15</sup> <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.<sup>16</sup> 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

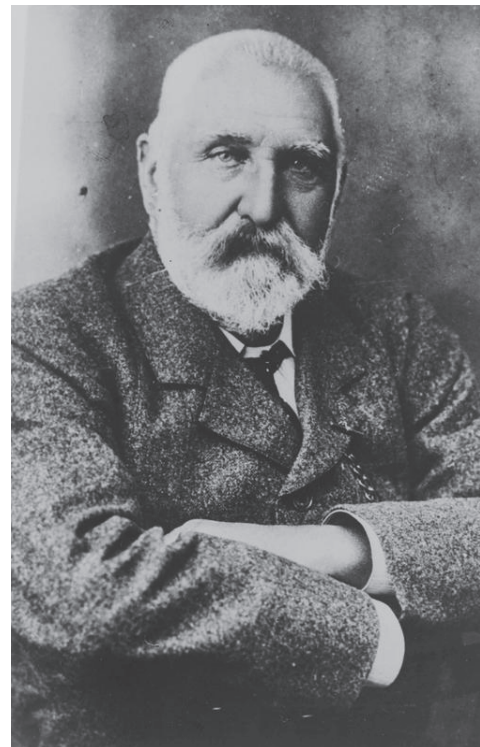


Figure 4: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives

George Street doesn't appear on the 1879 Claudelands map (Figure 3) and isn't put through until 1910 (Figure 5). Prior to that, the large tract of land which encompassed 14 George Street was owned by Walter Derham, barrister of law, from 1884-1894. During Derham's ownership, he subdivided his estate into smaller sections and sold the section which would eventually include 14 George Street (Lot 4 Section C) to Lewis O'Neill, solicitor, in 1894 (SA71/218).

Historic newspaper articles show that O'Neill, for whom O'Neill Street in Claudelands is likely named after, was a very well-known and respected solicitor in the area at the time. O'Neill was killed in a vehicle accident in 1908, and the property passed to his widow – Marguerite Josephine O'Neill – who subdivided the estate in 1910 (Figure 5) and subsequently sold off the smaller sections. The section which would eventually include 14 George Street was sold to Hubert Hammond, solicitor, in 1922 (SA359/73).

Considering the survey plans, certificates of title, and the extant building itself, it is extremely likely that the dwelling at 14 George Street was built around 1922 when the Hammond's bought the property. The current property section is the same size, with the exception of a small segment which has since been detached (see Figure 8 and Figure 9), as the 1922 section purchased by Hammond.

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

Hubert Hammond appears prolifically in historic newspaper articles, though almost all mentions are of attendance at social events. The place would be the Hammond family home for the next 60 years, as the property was kept in the family until 1981 when it was sold on.

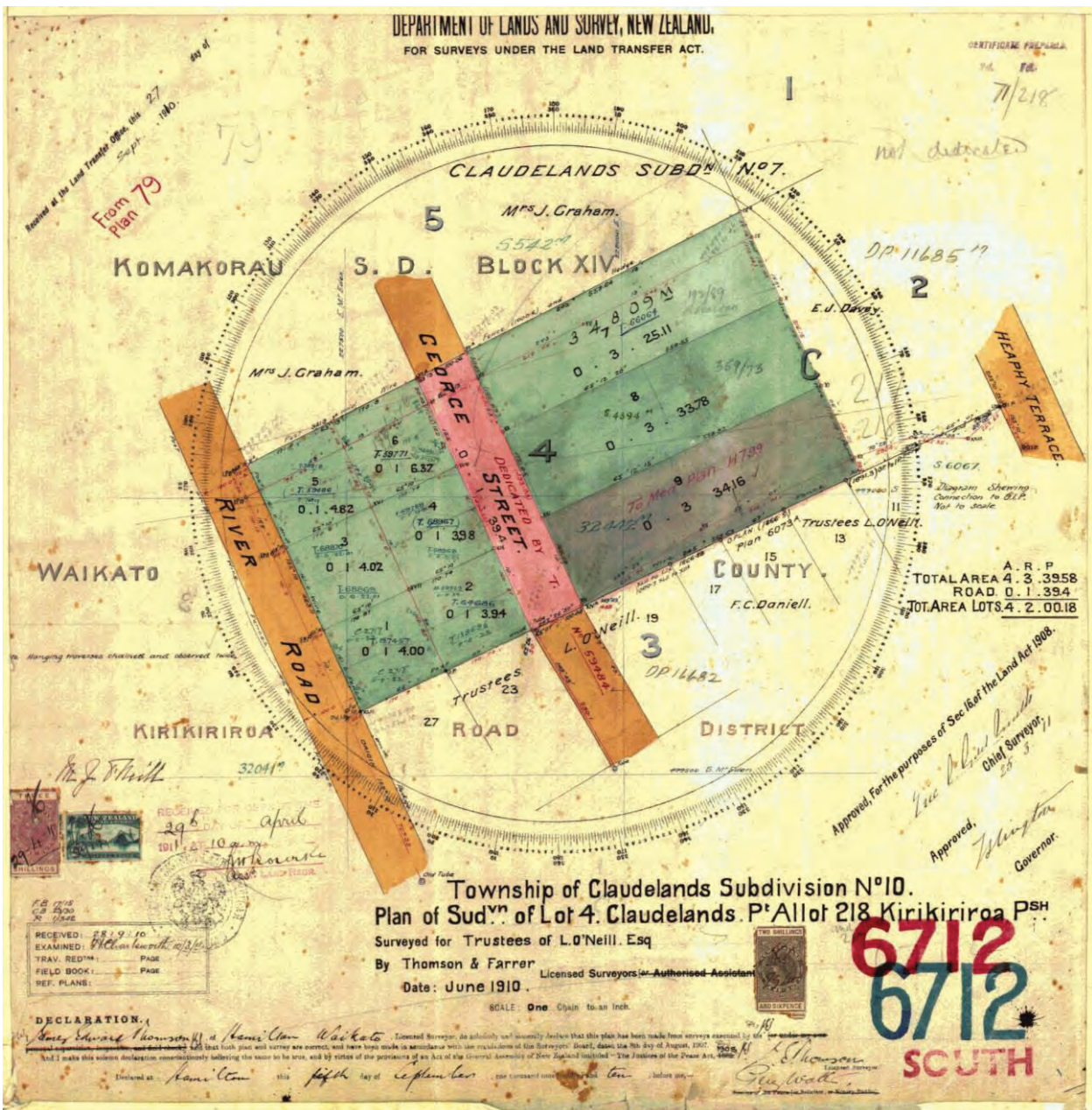


Figure 5: Survey plan showing the new George Street being put through in Claudelands between Piko Road to the north and O'Neill Street to the south, 1910.  
Source: LINZ, DP 6712





Figure 10: Survey Plan of 14 George Street, 1957.  
Source: LINZ



Figure 11: Aerial showing 14 George Street.  
Source: HCC GIS Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the eastern side of George Street in Claudelands. The site has not been subdivided since the 1922 purchase by the Hammond family, with the exception of a small semi-circular segment from the street edge of the property (Figure 11). The dwelling is not visible from the street due to it being located atop a slope at the very rear of the site with extensive landscaping and gardens to the front of the property (Figure 13). The surrounding area is mostly residential, but the subject property does back onto the Claudelands Bowling Club at the rear.

### 2.2 Property Details

Legal Description: Lot 1 DP 418251

Parcel ID: 7170504

Current CT: 470058

### 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 14 George 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 14 George Street appears to be a stripped back interpretation of the Arts and Crafts architectural style with some Bungalow styled elements. 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 in all cases. Some of the features of the property at 14 George Street which align with the Arts and Crafts style include its two-storey structure with an overhanging first storey and steeply pitched roof (Figure 12).

The property is almost square on plan with a large gable to the west and smaller gables to the north and south. The timber framed roof is clad with pressed metal sheets designed to replicate what was likely to originally be clay tiles. The gables have simplistic yet robust eaves brackets. There are two large, corbelled brick chimneys, which are plastered, to the west and east of the building.

Elements of the Bungalow style include the smaller gables with exposed rafters at the eaves, louvered openings below the gables and bell-cast detailing to the cladding above upper window heads and at the gable cladding termination.

Both storeys are clad in bevel back timber weatherboard with wide boards to the ground floor and smaller boards to first floor. At the west elevation there is a projecting bay window set under the large eaves of the upper storey.

The main front entrance to the west elevation incorporates a recessed porch (open to the front) with a bespoke heavy timbered arched entrance. Above the ground floor windows to the north west elevation is a canopy which has the same robust eaves brackets as per that of the gables. Windows are generally small paned multilight timber casement units. Door joinery is of timber with raised panelling.

There is a single storey outshut to the north elevation at the west, which may have been altered and or re-clad in plain weatherboards in the past, attached to which is a modern pergola. There is another small extension to the south east. There is a large independent garage to the east which is in keeping with the style of the main house.



Figure 12: Arts and Crafts features of the building include a two-storey structure with an overhanging first storey and steeply pitched roof.



Figure 13: Extensive landscaping to the front 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George Street is associated with a string of notable Hamilton lawyers and solicitors, including Walter Derham, Lewis O’Neill, and Hubert Hammond.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George 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 19<sup>th</sup> and early 20<sup>th</sup> century, with new owners building residential dwellings on the sites in the favoured architectural styles of the time. The property also demonstrates the popularity of certain architectural styles at the time of its construction.</p>

## b. Physical/ Aesthetic / Architectural Qualities

<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George Street is of moderate significance as a stripped back version of the Arts and Crafts style which was popular at the time of construction. While it is missing some of the more rustic elements which were a standard of the typology, such as half timbering to the exterior and use of brick and stucco cladding systems, the dwelling does feature a two-storey structure with an overhanging first storey and steeply pitched roof.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The architect and builder are unknown.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George Street is of moderate significance locally as a rare example of a stripped back version of the Arts and Crafts style.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George Street appears to be a relatively well-preserved example of early 20<sup>th</sup> century architecture in Hamilton. There appears to have been some degree of modification in the form of roof and wall cladding alterations and additions/extensions. However the building retains the majority of its original features and appearance.</p>

## c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 14 George Street has moderate value for its setting, as the property has not been majorly subdivided since its purchase by the Hammond family in 1922. The site remains unusually large compared to its surrounding neighbours and features extensively landscaped lawns and gardens which give the setting value. A small part of the original site has been subdivided however and this partially reduces the overall value of the setting,</p>
---	--

<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> None
	<b>Explanation:</b> 14 George Street has no landmark significance as it is not visible from the street.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 14 George 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 <sup>th</sup> 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 the place, group and landscape or extend its significance.</i>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 14 George Street has some low group value as one of a small number of stripped back Arts and Crafts style 1920s residential homes, at this scale and in a large setting, in this part of Hamilton

<b>d. Technological Qualities</b>	
<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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 14 George Street has low technological significance for its use of materials and construction methodologies, which were standard for the time period.

<b>e. Archaeological Qualities</b>	
<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>	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> Although the building at 14 George Street is thought to have been constructed in the early 20 <sup>th</sup> 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. Pending further investigation or research, the exact significance of the place is currently unknown.

<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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 14 George 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 capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Built in the early 20<sup>th</sup> century, the dwelling makes some contribution to the continuity and sense of place of the area as a historic home which has seen a century of residential occupation.</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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some potential to contribute to information about the development of architectural building practices in the early 20<sup>th</sup> 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:	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 14 George 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 SA34/140 (1884)*  
*CT SA44/197 (1886)*  
*CT SA61/201 (1891)*  
*CT SA71/218 (1894)*  
*CT SA359/73 (1922)*  
*CT SA1420/10 (1957)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 15 Bell Street

Hamilton East, Hamilton



Figure 1: Dwelling at 15 Bell 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 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>



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

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

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

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

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

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

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

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

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



Bell Street is not included on the 1864 map of Hamilton East draw up by W. A. Graham, being located to the north in what was then considered to be Claudelands territory (Figure 5). The oldest record for the property at 15 Bell Street is a Certificate of Title dated to 1893 which shows John McDonnell, farmer, as the owner of a rectangular section of land between Te Aroha Street to the south and the railway line to the north (SA65/149). By 1919, the land was owned by Matthew Beck, and had not yet been subdivided (SA167/258). In 1921 the land was conveyed to the Bell Brothers – Alexander and James – and in 1923 the brothers commissioned a survey plan to create Bell Street and 23 new individual lots (Figure 6). Historic newspaper articles indicate the Alexander and James Bell were well-known and highly respected locals with full obituaries published when they passed in the late 1920's and early 1930's.<sup>9</sup>

In 1928, Martin Alexander Scott, Frankton Junction Company Manager, purchased all of the Lots except for 18, 19, 20, 21, and 22, and began to sell them off one-by one (SA474/260). In 1934, Lot 13 – which would become 15 Beale Street – was sold to Harry Farr, vulcaniser (SA652/100). Historic newspaper articles Farr was a partner in a newly registered company – King & Co Ltd. – which specialised in the manufacture and repair of rubber products.<sup>10</sup> Farr took out a mortgage after the purchase of the property before eventually conveying it in 1938 to Dominic Bradley who in turn took out a mortgage in 1940. Bradley conveyed the property to his wife via transmission in 1959 after his death. A number of other conveyances are recorded in the latter half of the 20<sup>th</sup> 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 15 Bell Street was constructed between 1934 when Farr purchased Lot 13, and 1940 when Bradley took out a mortgage.

---

<sup>9</sup> *Putaruru Press, Volume V, Issue 211, 17 November 1927, Page 2*

<sup>10</sup> *Waikato Times, 1931*

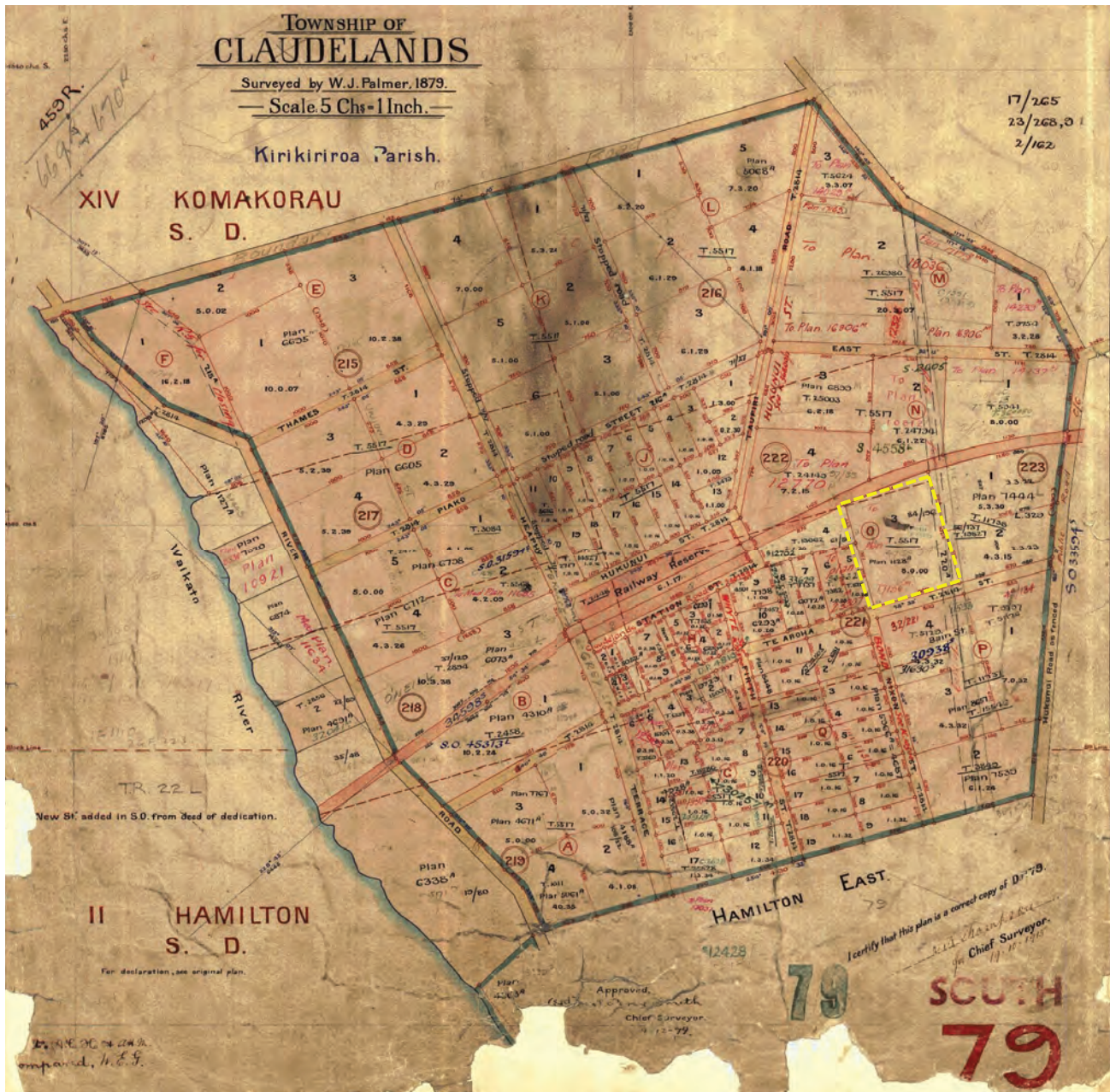


Figure 5: 1879 survey plan showing the subdivision of Claudelands. The section of land which would become Bell Street is indicated.  
 Source: LINZ, DP 79

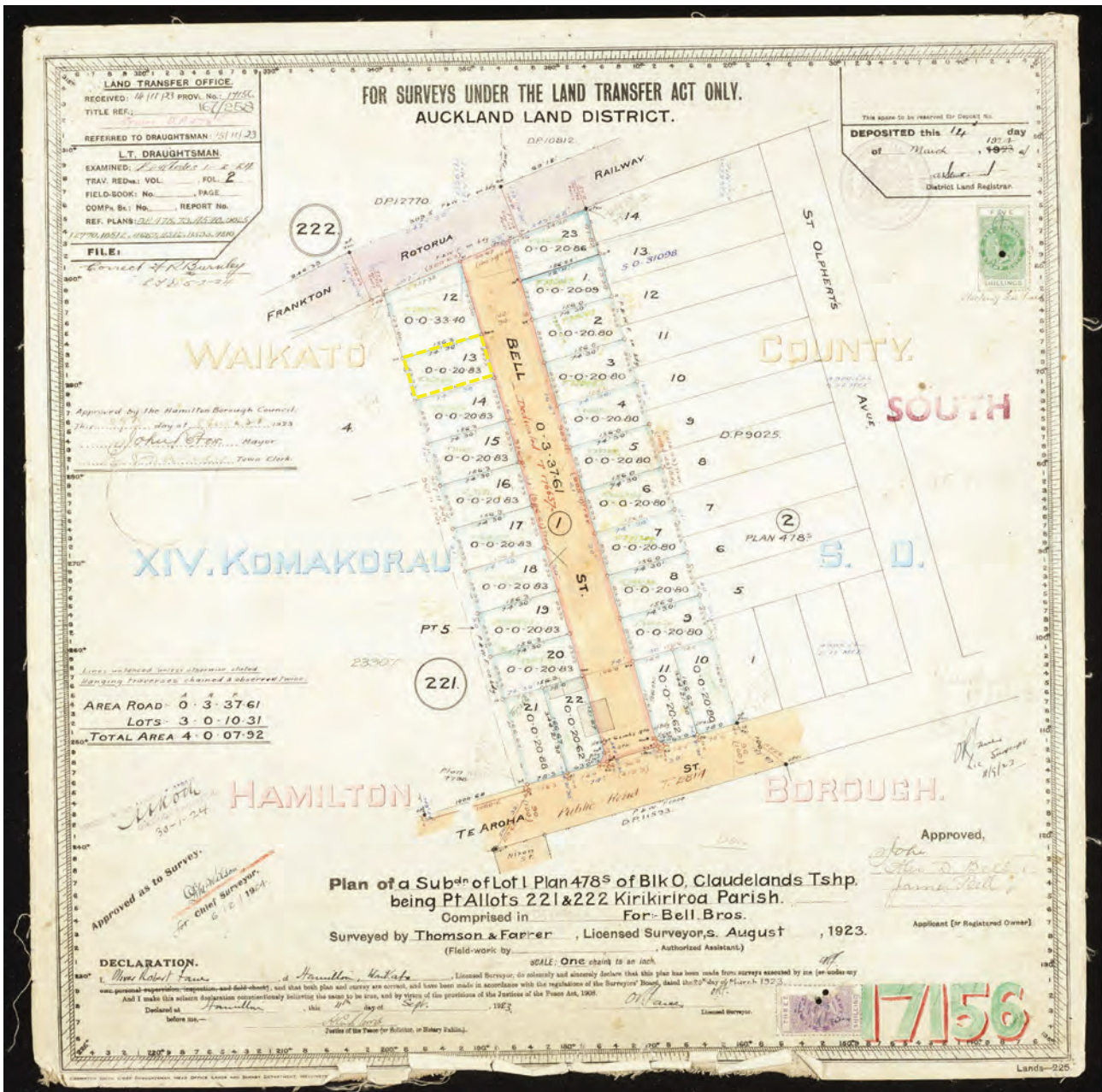


Figure 6: 1923 survey plan showing the subdivision of Bell Street. Lot 13, which would become 15 Bell Street, is indicated. Source: LINZ, DP: 17156

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of Bell Street in the suburb of Hamilton East. The surrounding area is almost entirely residential, though the rail line is located immediately to the north of Bell Street and a lawn bowls complex exists to the rear of the subject property. The building is easily visible from the street, though a large tree does obscure some viewpoints of the building from certain angles. The site has not been subdivided since the original 1923 creation of Bell Street.

## 2.2 Property Details

Legal Description: Lot 13 DP 17156

Parcel ID: 4315338

Current Certificate of Title ref: SA652/100

## 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 15 Bell 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 15 Bell Street was constructed in the Spanish Mission style, a popular architectural typology for the time period. The Spanish Mission style (also known as Mission Revival Style) was an architectural movement that began in the late 19th century for a colonial style's revivalism and reinterpretation, which drew inspiration from the late 18th and early 19th century Spanish missions in California. It was introduced to New Zealand at a similar time as Art Deco, in the hope of projecting an 'exotic' atmosphere.

Common features included thick, plastered 'faux adobe' walls which were often decorated off-white or beige in colour, a flat or hipped roof concealed behind a parapet that had 'half-round' terracotta Spanish tiles along the top of the parapet. Internal courtyards were also common, surrounded by deeply arcaded verandahs, and arched entranceways. Use of decorative curved parapets is also common with this style, as is the use of false timber beams (to replicate roof/ceiling joist ends) protruding from the wall at roof level.

The dwelling at 15 Bell Street is a single-storey structure with a flat roof and an exterior cladding of solid plaster which is textured and painted in a beige colour. The elevations have raised roof parapets which incorporate a recessed panel to the front elevation. Terracotta tiles are used to accent sloping surfaces such as the entrance over the doorway and the chimney. The front entrance has a projection with roof over forming an internal porch with the front door set back. Adjacent to the front door is a small window with ferramenta criss-crossing the window frame which is set into the plasterwork. The main windows to the elevations have arched heads and are recessed into the facades with timber-frames and shutters evident. Leadlighting is evident to one of the larger windows. The edge of the building flares out in a sinuous curve forming a faux buttress to either end of the building's street-facing elevation. The parapet of the building steps down along the rear edge of the side elevations, and small timber-framed casement windows are inset. The front street facing elevation has an engaged chimney with terracotta capping tiles.

### 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 15 Bell Street has low associative value for its connection to locally-known Bell brothers - James and Alexander, who established Bell Street on which the property is located.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 15 Bell Street has moderate significance with regard to historical patterns in the region. The property was established after the subdivision of a large estate, a common practice in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. The property is an example of domestic architectural development, being one of a small group of mid-20 <sup>th</sup> century Spanish Mission designed dwellings dispersed across Hamilton.

## 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its design, form, style, and ornamentation, 15 Bell Street is of moderate architectural significance as an example of a mid-20<sup>th</sup> century Spanish Mission designed dwelling. The form of the building in general is uncommon and highly distinctive.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the dwelling are 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 15 Bell Street is of moderate rarity as a surviving example of an example of a mid-20<sup>th</sup> century Spanish Mission designed dwelling, with some modifications. Although a more 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The dwelling appears to have high authenticity, retaining much of its original heritage fabric and features with little 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 15 Bell Street has moderate significance locally for its setting as part of the Bell brothers estate. The building retains its original setting, and the property has not been subdivided since 1923.</p>

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 15 Bell Street has low significance as a local landmark although likely somewhat recognised by the local community.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 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 mid-20<sup>th</sup> century. The building retains its original setting, and the property has not been subdivided since 1923.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting, 15 Bell Street has some group value as one of a small number of mid-20<sup>th</sup> century Spanish Mission designed dwellings dispersed across Hamilton.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The dwelling at 15 Bell Street has low technological significance for its use of standard materials and construction techniques for the time period. The arrangement of construction materials was uncommon in this form of domestic dwelling.</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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> 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</p>
---	---

	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.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 15 Bell Street is not listed as a historic place with HNZPT.</p>

<b>f. Cultural Qualities</b>	
<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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The dwelling at 15 Bell Street has no known cultural value.</p>

<b>g. Scientific Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The place has some potential to contribute to information about the local history and architectural development which developed in the Hamilton area in the mid-20<sup>th</sup> 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:	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 **15 Bell 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

*CT SA65/149 (1893)*  
*CT SA167/258 (1919)*  
*CT SA474/260 (1928)*  
*CT SA652/100 (1934)*  
*DP 79 (1879)*  
*DP 17156 (1923)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *15-17 Pinfold Avenue*

*Hamilton East, Hamilton*



Figure 1: The duplex state house at 15-17 Pinfold Avenue, with 11-13 Pinfold Avenue visible to the right 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 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 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

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 15-17 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.

---

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

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

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

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

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

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

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

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



Figure 4: State housing being constructed on the edge of the Waikato River, Hamilton, 1941.  
Source: ALHI, ID: AWNS-19410730-32-1



Figure 5: Survey plan DP 33642 (1946) showing Lots 31-34, which would eventually become 11-21 Pinfold Avenue, indicated.  
Source: LINZ

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 33, 15-17 Pinfold Avenue, as well as Lots 31, 32 and 34. 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 15-17 Pinfold Avenue is one of a group of three duplexes of identical design on Pinfold Avenue, the other two being 11-13, 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 5 and 6 DPS 73478

Parcel ID: 4257635 and 4515457

## 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 15-17 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 15-17 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: 11-13 (foreground) and 15-17 (distance) Pinfold Avenue, two of three properties which make a group of distinctive duplex flats.



Figure 9: 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <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><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate rarity value as a good example of a duplex state flat with reasonable integrity. The intact grouping of three such flats adds to this rarity value.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building at 15-17 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><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 15-17 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><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place has no known landmark value.</p>

<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>iv. Group:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 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><b>d. Technological Qualities</b></p>	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has low technological significance for its use of materials and construction methodologies which were standard for the time period.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 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.	
--	--

<b>f. Cultural Qualities</b>	
<i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 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>

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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 15-17 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

## 16 Marama Street

Frankton, Hamilton



Figure 1: The dwelling at 16 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).<sup>1</sup> 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.<sup>2</sup> Frankton eventually amalgamated with Hamilton City in 1917.

The property at 16 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.<sup>3</sup>

---

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

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

<sup>3</sup> 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

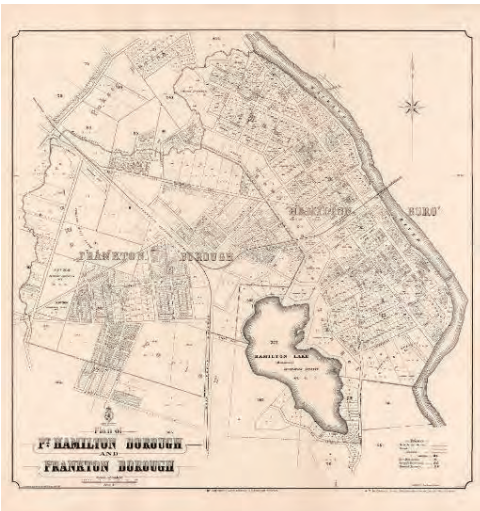


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives



Figure 6: 1909 survey plan. Lot 27, which would eventually become 16 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”.<sup>4</sup>*



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.<sup>5</sup> 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

---

<sup>4</sup> *The Dead Tell Tales*, 14 August 2021

<sup>5</sup> *Waikato Times*, 2 May 1914

and 32".<sup>6</sup> 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.<sup>7</sup>

In 1924, Haggart sold Lots 28, 31 and 32, but retained Lot 27, which is now 16 Marama Street, (SA394/277). Haggart conveyed the property the following year to Jessie McLeod, wife of George McLeod. 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 16 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. The property sits in a row of other historic villas.

### 2.2 Property Details

Legal Description: DP 6603

Parcel ID: 4438821

Current CT: SA297/165

<sup>6</sup> *Waikato Times*, 28 May 1919

<sup>7</sup> 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 16 Marama Street is an example of a small 20<sup>th</sup> 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 19<sup>th</sup> 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 (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 16 Marama Street has all the hallmarks of an early 20<sup>th</sup> 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 timber-framed joinery including double-hung sash windows with moulded facings.

The bevel-back weatherboards, lower roof pitch, and absence of eave and gable-end decoration 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.

Unlike the other villas at 6-14 Marama Street, 16 Marama Street has retained its brick chimneys, one of which appears to be later or have been modified; and has weatherboards down to ground level instead of vertical baseboards. Some modifications have been made to the exterior, including the removal of the balustrade from the verandah, replacement of the west bargeboard on the front gable, and the addition of casement windows at the rear of the east and west elevations. There may also have been some changes to the lean-to; however, there is no documentation to confirm the extent of these changes.

### 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> <i>The building at 16 Marama Street has some significance for its association with locally known individuals of the early 20<sup>th</sup> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <i>16 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> <i>The building at 16 Marama Street has some architectural significance as an example of an early 20<sup>th</sup> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <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 20<sup>th</sup> 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>	<b>Level of Significance: Low</b>
	<b>Explanation:</b> <i>The villa at 16 Marama Street is not particularly unique or uncommon, but has some rarity value as an early 20<sup>th</sup> century villa that is relatively unmodified.</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>	<b>Level of Significance: High</b>
	<b>Explanation:</b> <i>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.</i>

<b>c. Context or Group Qualities</b>	
<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>	<b>Level of Significance: Moderate</b>
	<b>Explanation:</b> <i>The property at 16 Marama Street has not been subdivided since 1910, prior to construction of the extant dwelling, and therefore adds value to the place.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<b>Level of Significance: None</b>
	<b>Explanation:</b> <i>The place has no particular landmark value.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance: Moderate</b>
	<b>Explanation:</b> <i>The dwelling at 16 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>
<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>	<b>Level of Significance: High</b>
	<b>Explanation:</b> <i>The place has high group value as one of a number of very similar authentic early 20<sup>th</sup> 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.</i>

<b>d. Technological Qualities</b>	
	<b>Level of Significance: Low</b>

<p><i><b>i. Technological</b> - 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><b>Explanation:</b> <i>The place has some technological value for its design and use of materials which were standard for the time period.</i></p>
--	---

<p><b>e. Archaeological Qualities</b></p>	
<p><i><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> <i>Unknown</i></p> <p><b>Explanation:</b> <i>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></p>
<p><i><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> <i>None</i></p> <p><b>Explanation:</b> <i>The place is not listed with HNZPT.</i></p>

<p><b>f. Cultural Qualities</b></p>	
<p><i><b>i. Cultural:</b> 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</i></p>	<p><b>Level of Significance:</b> <i>Low</i></p> <p><b>Explanation:</b> <i>Occupied for approximately 110 years, 16 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.</i></p>

potentially increase understanding of past lifestyles or events.	
--	--

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 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 16 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 SA295/181 (1919)*  
*CT SA394/277 (1924)*  
*DP 818 (1886)*  
*DP 6603 (1909)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 17 Beale Street

Hamilton East, Hamilton



Figure 1: Dwelling at 17 Beale 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 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: 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

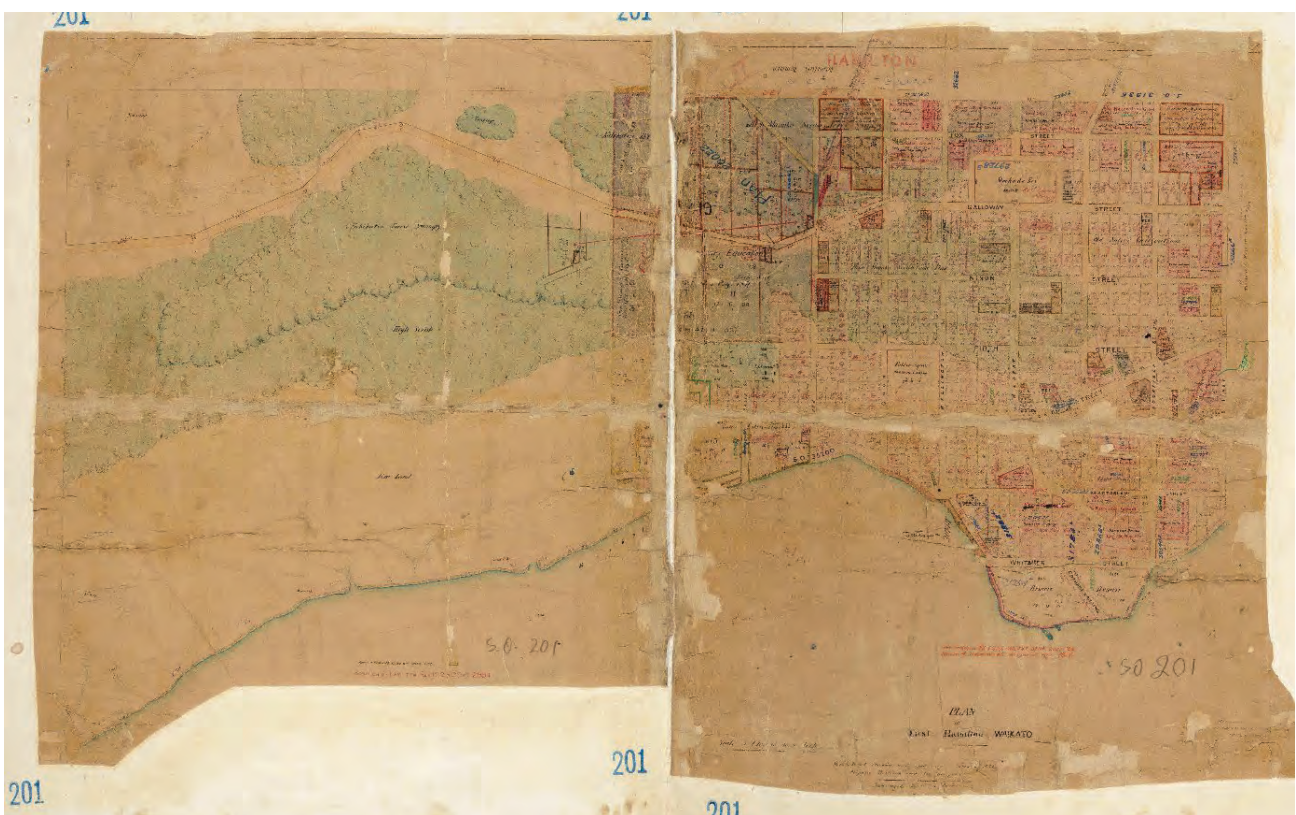


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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

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

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

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

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

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

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

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

The oldest record for the property at 17 Beale Street is a Certificate of Title dated to 1872 which shows Bernard Charles Beale as the owner of Allotment 8 in the town of Hamilton East, on the corner of Beale Street and Grey Street. The following information on Beale is sourced from the existing Hamilton City Council Heritage Inventory form for Beale Cottage (H1) at the corner of Beale and Grey Street, originally part of Allotment 8:

*Beale was born in London in 1830 and was the son of a surgeon. He was a student at London Hospital between 1849 and 1852, and emigrated to Nelson, New Zealand, in 1861. Dr Beale moved to Hamilton in 1864. He took up the position of assistant surgeon to the 4th Waikato Militia Regiment. In 1866 he was appointed the town's first coroner and registrar of Births, Deaths and Marriages. Beale's office was originally on the west side of the Waikato River in Grantham Street, Hamilton West. In 1868 Beale sold his Crown grant for his country section. This probably helped him to purchase section 8 in Hamilton East. It is deduced that Dr Beale had the cottage built on the section at this time in about 1872. It was built with locally-grown kauri and kahikatea timber and was built as a family home with one room in the house suitable for a surgery. Soon after its construction, a number of additional lean-to rooms were added. This type of addition was common practice at the time to increase the size of a basic cottage.*

*Dr Beale is described as having been an "imposing man in stature and by nature. Tall, with a dark beard, he was professionally brilliant and widely respected for his work, but he was also uncompromisingly principled and had a quick temper." Dr Beale was a council member for the first Borough Council of 1878. He was Deputy Mayor, 1879-1880 and in 1880 he was elected Mayor of Hamilton, a position he held for just ten months. This coincided with a downturn in his financial position and in 1879 he filed for bankruptcy. The cottage was sold to Edward Harker in March 1881. Dr Beale moved elsewhere in Hamilton East where he continued as Coroner, Registrar, and general practitioner until he resigned in 1886. He and his wife Catherine and their nine children left for Auckland where he went to practice. He died, aged 79, in 1910.*

In 1919, the section was subdivided (Figure 5) and in the ownership of Mrs. J. S. Edgecumbe after Beale's death in 1910. Lot 1, the furthest east along Beale Street, was sold to William Phillip Chepmell, farmer, and chairman of the Piako County Council,<sup>9</sup> in 1919 (SA287/18). Chepmell conveyed the property via transmission to his wife after his death in 1931, and then his wife did the same following her death in 1937. A number of other conveyances are recorded in the 20<sup>th</sup> century, but none are of historic significance. The site was subdivided in 1967 to split the land into two adjacent lots, each with a frontage onto Beale Street, with what is now 17 Beale Street occupying Lot 2.

Considering the Certificates of Title, survey plans, and the extant building itself, it is likely that the dwelling at 17 Beale Street was constructed in or around 1919 when Chepmell purchased the land from Edgecumbe.

---

<sup>9</sup> Te Aroha News, Volume XXVIII, Issue 14679, 30 May 1911, Page 3

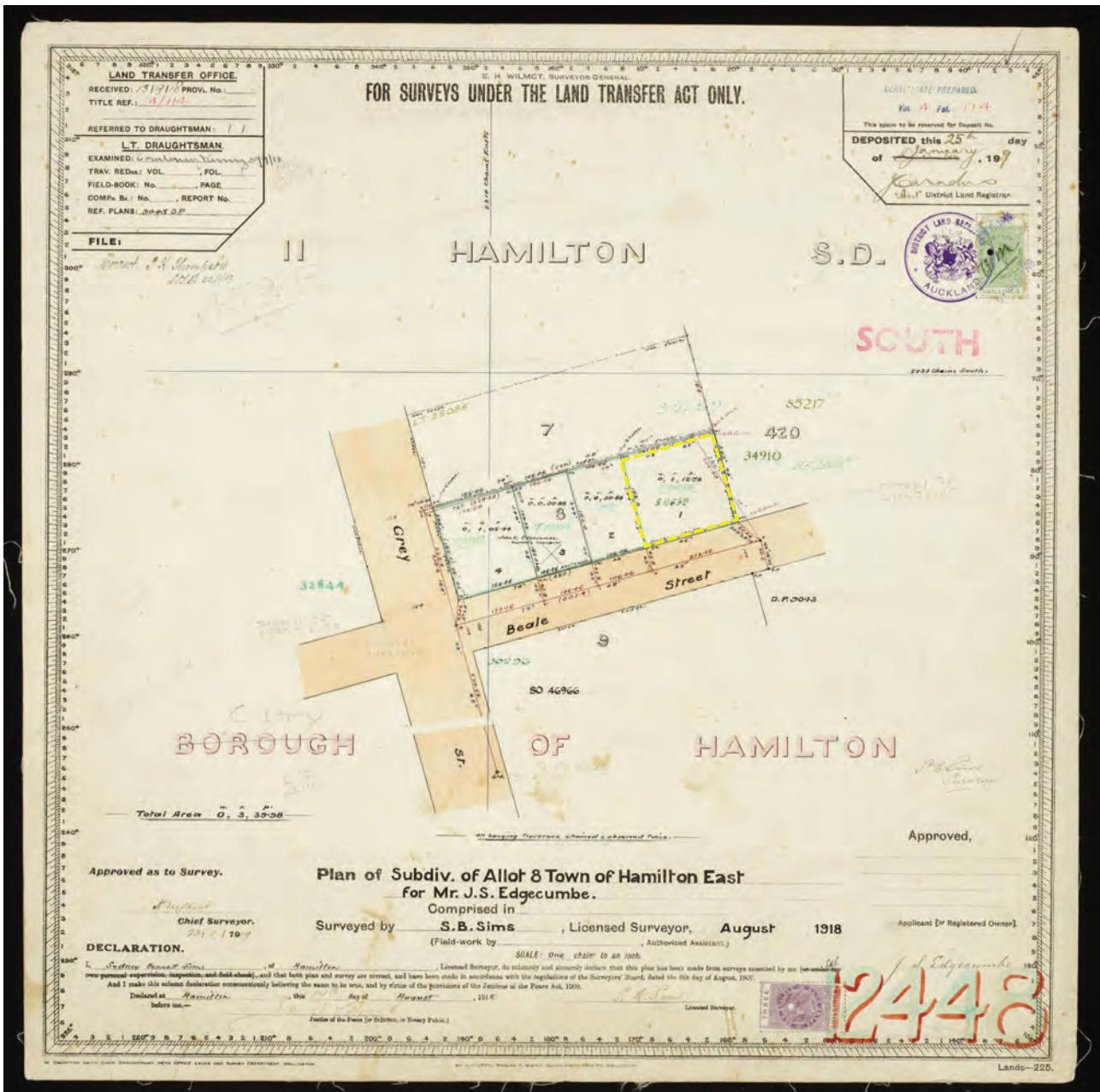


Figure 5: 1918 survey plan showing the subdivision of Allotment 8 at the corner of Beale and Grey Streets. Lot 1, which would become 17 Beale Street, is indicated.  
 Source: LINZ, DP: 12448

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the northern side of Beale Street, in the suburb of Hamilton East. The surrounding area is a mixture of residential, commercial, and recreational premises. The building is easily visible from the street. A new apartment block complex exists to the western side of the building.

## 2.2 Property Details

Legal Description: Lot 2 DPS 11639

Parcel ID: 4367562

Current Certificate of Title ref: SA9B/1475

## 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 17 Beale 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 17 Beale Street was designed with a combination of Arts and Crafts and Bungalow styled elements constructed in an era which was known for 'grand houses' being constructed in a blend of architectural styles. The building is two-storeyed with two gables to its street facing elevation. The timber framed roof has corrugated metal cladding, with the main roof having exposed rafters. There is another flush gable to the east elevation, below which is a casement window with timber shingle canopy. To the south east is a ground floor extension with separate roof (set under the eaves of the main east roof). To the west roof elevation there are two small timber dormers. The northern most dormer appears on aerial photography from 1943, whereas there are now two dormers installed. There is a small ground floor extension to the north elevation. There is a later double garage to the south west of the dwelling.

Half-timbering is evident to the main gable, and shingles to the secondary gable. Moulded timber brackets are also evident below the half-timbering of the main gable which are positioned to resemble ceiling joist ends. The roof of the smaller gable has a bellcast form, flaring out at its edge at the west (which may not be original). The ground floor of the building is clad in bevelled weatherboards, contrasting with the use of half-timbering and shingles above - a common feature of the Arts and Crafts style. More commonly featured in Bungalows, the windows to the building are timber-framed casements, and have independent timber canopies, clad in shingles and with moulded timber brackets. Timber window and door joinery is presumed to be original. The front door has raided panels and floral coloured glass and there is matching timber panelling and two light window to the left of the door, both set within a larger timber frame. Two large, tall chimneys - likely original - clad in a stucco render are evident to the north and south of the main roof.

## 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. <b>Associative Value</b> - 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 17 Beale Street has low associative value to locally-known settler Beale, who owned Allotment 8 of the original 1864 Hamilton East settlement and constructed his cottage – now known as Beale Cottage – at the corner of the site.</p>
<p><i>ii. <b>Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 Beale 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 20<sup>th</sup> century ‘grand houses’, constructed in a range of architectural styles which are dispersed across Hamilton. The property also demonstrates the popularity of certain architectural styles at the time of its construction denoting social and economic trends at the time of construction within the local area.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. <b>Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its design, form, style, and ornamentation, 17 Beale Street is of moderate architectural significance as an example of an early 20<sup>th</sup></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.	century 'grand house' constructed in a blend of Arts and Crafts and Bungalow styled elements.
<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.	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> 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.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 17 Beale Street is of moderate rarity as a surviving example of an early 20 <sup>th</sup> century 'grand house' with some modifications. Although a more common building typology at the time, it is now an uncommon example within the area of Hamilton.
<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.	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The building has some integrity regarding its original features, whilst there has been some modification to roofs. As an unusual example of its type, with no original plans or historic images available, the authenticity of the remaining fabric is unclear.

<b>c. Context or Group Qualities</b>	
<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.	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The property at 17 Beale Street has low significance locally for its setting as part of Beale's original Allotment 8 land ownership. The front elevation retains its original setting, but the house site was subdivided in the 1960's.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 17 Beale Street has low significance as a local landmark as it is likely somewhat recognised by the local community as an example of a larger-scale historic dwelling.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street,	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural

<p>neighbourhood, area, or landscape.</p>	<p>design in this part of Hamilton during the early 20<sup>th</sup> century. The property also demonstrates the popularity of certain architectural styles at the time of its construction within the 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting, 17 Beale Street has some group value as one of a small number of early 20<sup>th</sup> century 'grand houses' dispersed across Hamilton.</p>

<p><b>d. Technological Qualities</b></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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The dwelling at 17 Beale Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> 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</p>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 17 Beale Street is not listed as a historic place with HNZPT.</p>

by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The dwelling at 17 Beale 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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<sup>th</sup> 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:	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 17 Beale 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

*CT SA4/114 (1872)*  
*CT SA287/18 (1919)*  
*DP 12448 (1918)*  
*DP 11639 (1962)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 17 George Street

*Claudlands, Hamilton*



Figure 1: Villa at 17 George 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 now known as Hamilton East was one of the first areas to be surveyed in 1864 by William Australia Graham.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

---

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

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

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

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

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

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

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

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

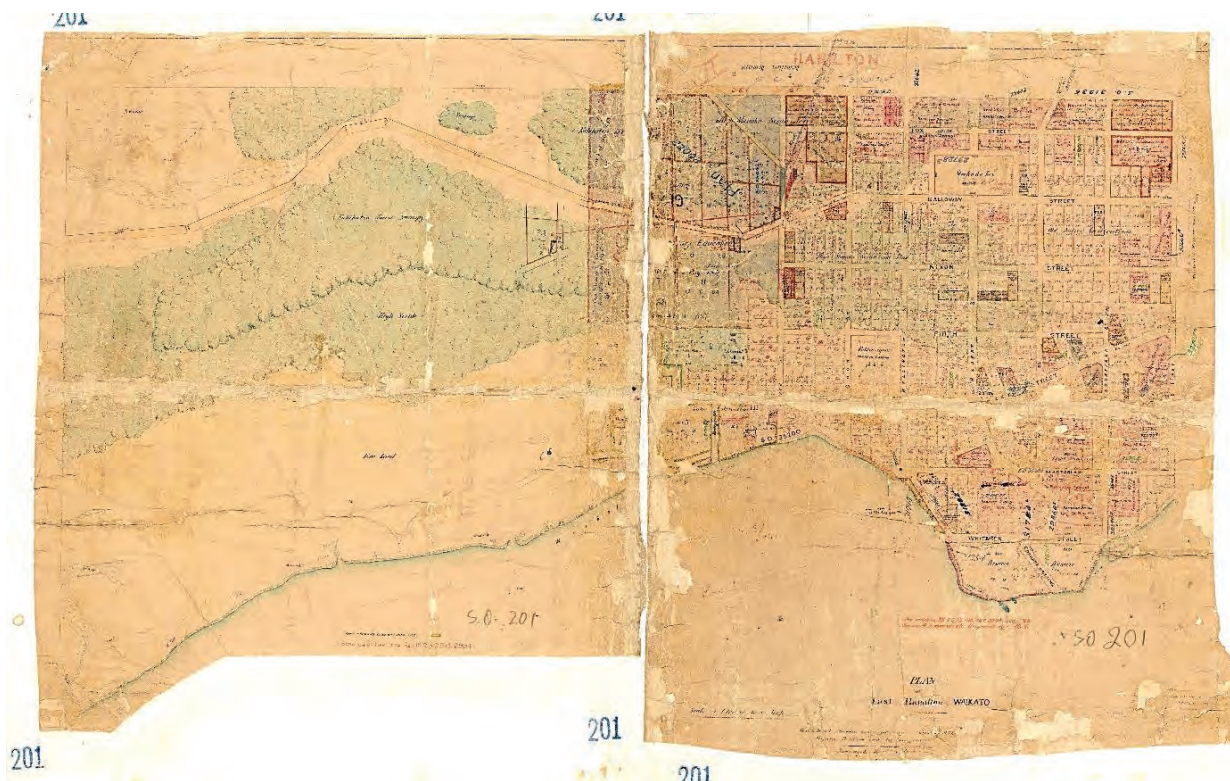


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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.<sup>9</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.<sup>13</sup> The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.<sup>14</sup> On October 27, 1892, the first A&P show was held at the grounds.<sup>15</sup> The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

<sup>9</sup> Miropiko Reserve Management Plan, HCC (2001)

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

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

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

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

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

<sup>15</sup> <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.<sup>16</sup> 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.

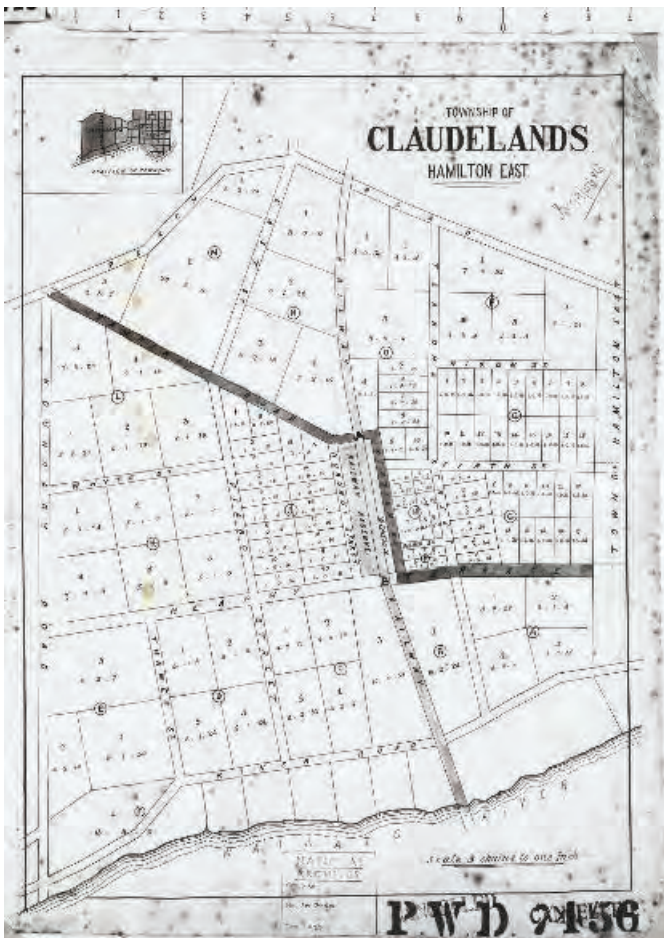


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.  
Source: Waikato Library Archives

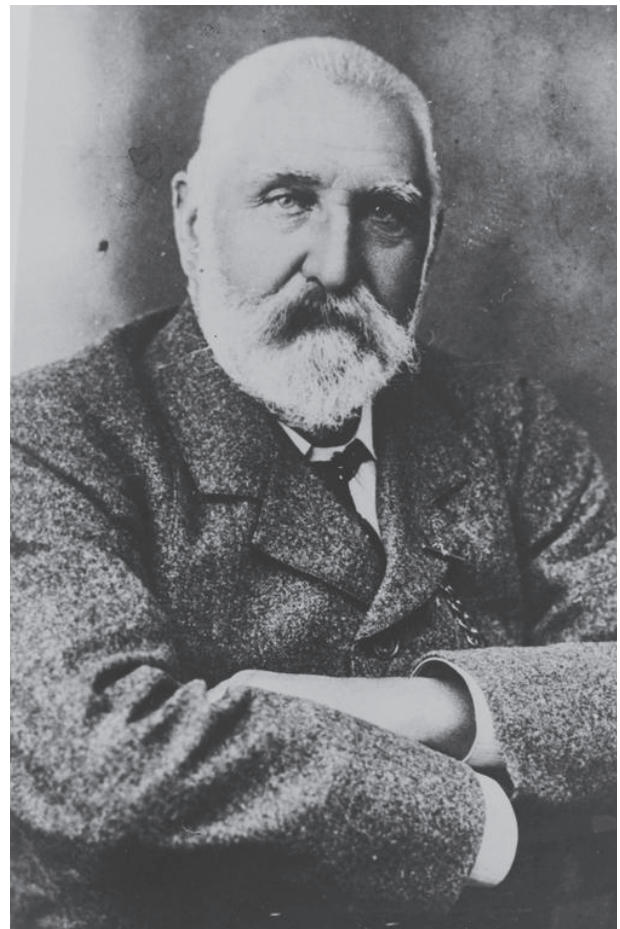


Figure 4: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives

The property at 17 George 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 17 George Street was contained within Lot 5-C on the 1879 Claudelands survey plan (Figure 3).

The original certificate of title for the property, dated 1880, shows the owner of the land, section 5-C at the corner of George Street and River Road, as Samuel McLernon, who had purchased the section from the original landowner Francis Richard Claude. In 1890, McLernon transferred the property to Edwin Thomas Davey, and in 1897 Davey transferred the property to Elizabeth Spain, wife of Thomas Spain. The Spain's owned the property until 1903 when it was then conveyed to Margaret Brown Graham.

---

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



A survey plan dated to 1910 shows that this section was subdivided by Graham into smaller lots and a new thoroughfare, George Street, was put through on a north-south axis connecting to the southern side of George Street. Graham then sold the individual lots off one by one, including Lot 18, which would eventually become 17 George Street, to Alexander Bell in 1911 and a new certificate of title was created (CT SA178/167). Bell conveyed the property in 1912 to John Middleton Winter, and Winter in turn conveyed the property to Margaret Lowry in 1917. Lowry only held the property for two years before transferring it to William Reid in 1919, who owned the property until he died in 1924. The property was initially conveyed via transmission to the Public Trustee before being transferred to William Reid's son, Alexander Reid, in 1926. Reid Junior held the property until 1949 when he died. A number of other conveyances occurred throughout the second half of the 20<sup>th</sup> century, but these are not of historic importance.



Figure 5: Survey plan showing the subdivision of Claudelands, 1879.  
Source: LINZ



Figure 6: Survey plan showing the creation and subdivision of George Street, 1910.  
Source: LINZ

It is difficult to estimate the exact construction date of the dwelling at 17 George Street; however, comparing the survey information with the extant building (discussed below), the dwelling was likely constructed circa 1911 under the ownership of Alexander Bell.



Figure 7: Aerial of 17 George Street.  
Source: HCC GIS

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of George Street, in Claudelands. The property does not appear to have been subdivided and has only the single dwelling on it. Large trees to the front of the property partially obscure the building from the view from the street. The surrounding area is entirely residential.

### 2.2 Property Details

Legal Description: Lot 1 DPS 5323

Parcel ID: 4317169

Current CT: SA1777/9

### 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 Council's existing Heritage Inventory. There are currently no recorded archaeological sites identified at 17 George 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 17 George Street is a good example of an early 20<sup>th</sup> 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 19<sup>th</sup> century but became much more decorative further into the 20<sup>th</sup> 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 8: 'Typical' villas.  
Source: Various

The dwelling at 17 George Street is an increasingly rare corner angle three bay villa estimated to have been constructed around 1911. The building has horizontal timber weatherboard cladding, a

corrugated steel roof, and verandah with a bullnose profile roof that faces east onto George Street and continues around the building to the south.

In plan, the dwelling follows the form of a corner angle bay villa. The building has two main gables facing east and south at ninety degrees to each other with rectangular bay windows projecting from them. To the south east corner is another smaller gable (now enclosed by the verandah/porch) with a projecting rectangular bay window.

The south east corner of the verandah has received modification with an additional projecting porch with bullnose profile roof and steps which, based upon the geometric detailing of the balustrade, is likely to be circa 1920s. The east elevation of the verandah to the north is infilled forming a porch incorporating a large multi pane coloured glass window. This alteration may also be keeping with the date of the additional corner porch.

Window joinery consists mainly of large double hung sash units with incorporated fixed coloured top lights. Door joinery is of timber and may not be original. A number of original decorative elements remain, such as corbelled brick chimney stacks, eaves brackets, and remnants of a corner gable finial.

The building has been extended to the west with several additions. There is a standalone timber weatherboard garage to the north east of 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><b>i. Associative Value</b> - 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 17 George Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, though none of these are of relevance to the local area, region, or nation as a whole.</p>
<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 George 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 property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 17 George Street is of high significance as a surviving example of the type of early residential corner angle three bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design, style and ornamentation give it high architectural significance.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Unknown, (most likely purpose built).</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 17 George Street is of high significance as a surviving example of an intact early 1900's corner angle three 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</p>

	demolished for modern development, or highly modified to the point of non-recognition.
<b>iv. Integrity:</b> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 17 George Street is a preserved example of circa 1911 villa architecture in Hamilton, with what can be assumed to be mostly its original features. The George street facing elevation verandah has been modified likely soon after construction, with geometric patterns and coloured glazing. Later extensions and alterations reflect changes made for subsequent occupants; however they have a low impact on the overall integrity of the original dwelling.</p>

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The property at 17 George Street is located on the western side of George Street and is visible from the street. The site of the villa appears to have been slightly modified to the rear.</p>
<b>ii. Landmark:</b> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 17 George Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older corner bay villa archetype.</p>
<b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 17 George Street makes a contribution to the established built character of the street. It provides evidence of early residential development in this part of Hamilton. The villa has been on its site for approximately 110 years adding continuity value to the place.</p>
<b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting 17 George Street has some group value as one of a very small number of early 20th century corner angle three bay villas which are dispersed across Hamilton East.</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:** 17 George Street has low technological significance for its use of standard materials and construction techniques 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 17 George Street is thought to have been constructed circa 1911, 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:** 17 George Street 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,*

**Level of Significance:** Low

**Explanation:** The dwelling at 17 George Street makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. Its specific significance to the local community is not known.

<i>or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	
--	--

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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><b>Level of Significance:</b> <i>Low</i></p> <p><b>Explanation:</b> <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:                           | 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 17 George 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 SA19/50 (1880)*  
*CT SA178/167 (1912)*  
*CT SA1777/9*  
*DP 79*  
*DP 6798*  
*DP 6712*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 17 Oxford Street

Five Cross Roads, Hamilton



Figure 1: Bungalow at 17 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 4<sup>th</sup> 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.<sup>1</sup>

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).

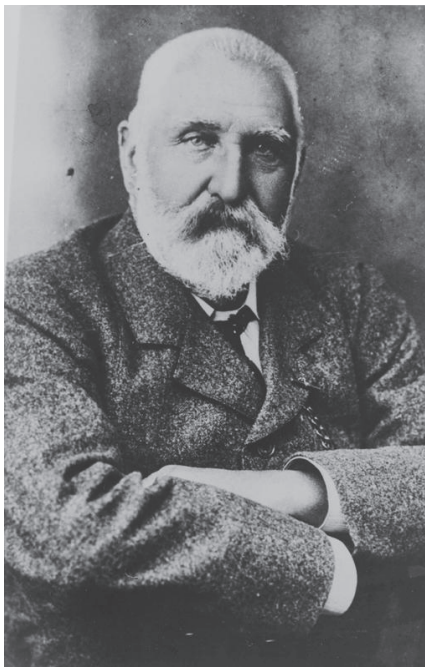


Figure 3: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives



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 17 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 17 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).

---

<sup>1</sup> <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) (**Error! Reference source not found.**). 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.<sup>2</sup>

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.<sup>3</sup> 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 17, which is 17 Oxford Street.<sup>4</sup>

<sup>2</sup> 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>

<sup>3</sup> Waikato Times, 11 April 1922

<sup>4</sup> Paterson the Elder retained Lots 6-20, 24, 26-28, 30-32, 34, 36, and 38



residential dwellings and commercial buildings on Heaphy Terrace, a prominent street in the Fairfield area.

## 2.2 Property Details

Legal Description: Lot 17 DP 15202

Parcel ID: 4265255

Current Certificate of Title ref: SA1036/18

## 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 17 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 17 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, and the awnings with exposed brackets above the windows on the west side of the porch and eastern elevation. The windows below the awnings, 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 into the porch is a feature awning window with leaded glass and shaped facings, typical of the bungalow style. The roof ventilator in the apex of the main gable features the same facings. The dwelling has retained its original front door, and the chimney which is finished in a stucco render below a brick capping. Historic aerial photographs indicate that the lean-to at the rear of the dwelling is likely a small

extension made in the late 1900's but aside from this, the building appears to be largely unmodified.

According to Hamilton City Council files, the owners proposed extensions to the eastern side of the dwelling, in 2017. However, these do not appear to be present in the extant 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
- 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 17 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 20 <sup>th</sup> century. Similarly, Paterson the Younger also had a prominent career as a builder.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history,</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 17 Oxford Street is directly associated with historical patterns of development, settlement, and



<p>including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>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 and all of the lots there-in is an example of one such subdivision, conferring moderate significance on the properties therein, including 17 Oxford Street.</p>
---	---

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 17 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 stucco rendered 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 17 Oxford Street's composition, which distinguishes it from its contemporaries in the streetscape, conferring moderate aesthetic significance.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 17 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 20<sup>th</sup> 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><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 17 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 17 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><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 Oxford Street 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.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 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><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 17 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><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 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<sup>th</sup> century.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 17 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, 9, 15, 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 17 Oxford Street and extend its significance.</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:** 17 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.

## 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 17 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.

**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:** 17 Oxford Street 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,

**Level of Significance:** Low

**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>or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	
--	--

g. Scientific Qualities	
<p><i><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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 17 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 123, Issue 20542, 5.7.1938, 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

## *18 Anglesea Street*

Central City, Hamilton



Figure 1: Transitional villa at 18 Anglesea Street, Hamilton: rear of the section as seen from Hillsborough Terrace. Source: WSP

### 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 16<sup>th</sup> 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 4<sup>th</sup> 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 (Figures 2-7), named after Queen Victoria, and acts as the ‘spine’ of the CBD which was an early commercial hub from as early as the late 19<sup>th</sup> 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 20<sup>th</sup> century. At the same time, suburbs to the south of the central city area – between Hamilton lake and the Waikato River - became established, such as Hamilton Lake and Hamilton Central.



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

The earliest Certificate of Title is SA8/266 (1875) for a large plot of land (Allotment 77), on the corner of present-day Anglesea Street and Hillsborough Terrace, that was purchased by Joseph Bloomfield Webb in February 1875. Joseph Webb died on 17<sup>th</sup> November 1875 and administration of his estate was granted to the Public Trustee in March 1902. In June 1903 the Public Trustee Transferred the title to John Dudley Webb of Hamilton, settler. It is unclear why it took so long for this transfer of land to take place<sup>1</sup>. In 1906 a new Certificate of Title SA131/210 was created for John Dudley Webb, who transferred the land to George Jack of Hamilton, builder, in December 1906.

In 1909 George Jack subdivided the land into seven lots and sold these in 1909, but retained Lots 6 (with the extant dwelling on it) and adjacent Lot 5.<sup>2</sup> The adjacent property 24 Anglesea Street which was recently demolished was known locally as 'Jacks house'. Lots 4-7 were located on Anglesea Street (Lots 1-3 were located on Hillsborough Terrace).

The dwelling at 18 Anglesea Street is believed to have been constructed at the time Builder George Jack of Hamilton took out a mortgage in July 1912 for Lot 6.<sup>3</sup> In July 1914 George Jack

<sup>1</sup> SA8/266

<sup>2</sup> SA8/266 and SA160/220

<sup>3</sup> SA180/101



transferred the property to Hugh McNulty (profession illegible), who then transferred it to James Findlay of Te Pahu, Farmer, in November 1918.<sup>4</sup>

In November 1919, the property was transferred to Jessie McIndoe, wife of Thomas McIndoe of Auckland, Land Agent.<sup>5</sup> Almost immediately Jessie McIndoe transferred the title to Norman McIndoe of Hamilton, Clerk, in November 1919. Norman McIndoe took out a mortgage later that same month in 1919.<sup>6</sup> In June 1920 the property was transferred to Egerton Francis Peacocke of Hamilton.<sup>7</sup> Peacocke held onto the property for much longer, selling it to James Alfred Thomas of Franklin Junction [profession illegible] in 1937, with Thomas taking out a mortgage at this time.<sup>8</sup>

Following a transmission of mortgage to Ronald McCaw in March 1945<sup>9</sup> the property was Transmitted to the Public Trustee in August 1973 and later transferred into private ownership prior to subdivision. The land involving Lot 6 and part of Lot 5 (as depicted in DP 4478) were subdivided in 1982 which resulted in the creation of Lot 1 DPS32138 for the extant property at 18 Anglesea Street.

Lot 6 had been part of DP4478 (Figure 8) that was partially combined with adjacent Lot 5 to the southeast to create Lot 1 DPS32138. Certificates of Title SA180/100 and SA180/101 feature identical content in terms of ownership history, which indicates that these titles were kept together since George Jack's subdivision and ownership.



Figure 8: Snip of DP 4478, 1908, showing Lot 6 which features the extant dwelling on the property at Anglesea Street, Hamilton.  
Source: QuickMap



Figure 9: Aerial view of 18 Anglesea Street, Hamilton.  
Source: HCC GIS

<sup>4</sup> Ibid.

<sup>5</sup> SA180/101

<sup>6</sup> Ibid

<sup>7</sup> Ibid

<sup>8</sup> Ibid

<sup>9</sup> Ibid



Figure 10. View of the street southwest elevation from 18 Anglesea Street.



Figure 11: Northeast elevation of 18 Anglesea Street.

## 2. Physical Description

### 2.1 Setting - Site Description

The site is located on the south end of Anglesea Street and is one of the last properties at the end of the cul-de-sac at the top of the hill, which overlooks the Waikato River to the southeast. The surrounding area consists mostly of residential buildings, with the topography sloping down to the Waikato River east and southeast of the road end. Vegetation and a timber fence along Anglesea Street partially obscure the property from view. The rear gable end elevation of the dwelling is positioned to the northeast to take advantage of the sun and hillside views down to the Waikato River and therefore does not present itself to the street.

Historical documentation indicates that the original property was subdivided in the early 1980s, with the largest part remaining the extant property. Neighbouring properties primarily consists of modern dwellings.

### 2.2 Property Details

Legal Description: Lot 1 DPS 32138

Parcel ID: 4340349

Current Certificate of Title ref: SA28C/808

### 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 18 Anglesea 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 18 Anglesea street is an example of a large '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 the verandah 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.

The true bungalow by comparison appeared shortly after 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 lead lighting 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 dwelling at 18 Anglesea Street is believed to have been constructed after Builder George Jack of Hamilton purchased the original property for subdivision in 1909, and subsequently took out a mortgage in July 1912 for Lot 6. In all likelihood the mortgage date of 1912 for this particular property indicates that the house was built at this time during the 'transitional' phase.

The house is a large 3-storey timber framed and rusticated weatherboard clad dwelling and has features typical of the transitional period (Figure 1 and Figures 10-11). The proportions of the projecting bays of the building are fairly slender, with sharp angled gables, in keeping with the late villa style. The roof has multiple gables with overhanging eaves, including exposed rafters and beams in keeping with the bungalow styles; and metal corrugated roofing cladding with a decorative moulded and corbelled brick chimney. Decorative timber trusswork feature under both the main gable ends.

The upper (third) storey roof area features a smaller second gable end on the northeast elevation, which has a set of French doors opening onto an enclosed balcony. The balcony is clad with timber weatherboards and projects out from the gable end wall with its own projected gabled overhang, which is supported by posts, the upper portion of which is clad with timber shingles.

The second storey is the primary floor which is accessed from Anglesea Street. The north east facing gable end features a double storey bay window with its own roof canopy. Another single bay window projects from the south east elevation at the second floor only. The building mainly has casement windows with incorporated top lights of multi paned coloured glass, whilst it also has at least one example of a double hung sash window, visible at the southeast elevation. The

southwest elevation features a verandah. The north west elevation has another projecting gable end which is obscured from the road way.

A separate garage on Anglesea Street appears to have been constructed in a sympathetic style to the dwelling at a later date.

The building's architect is unknown. However, the dwelling at 18 Anglesea Street is an example of the transitional two storey timber villa style in generous scale and in 3-storey form. While the use of the transitional style in New Zealand and the Waikato region was fairly widespread, this archetype was typically constructed on a much smaller scale (typically single storey).

The exterior of the 3-storey building at 18 Anglesea Street appears to be in largely original condition and it is assumed that the interior also features intact period decorative features associated with the age of the property. The use of the 'transitional 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 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</i>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 18 Anglesea Street has associations with locally known individuals such as George Jack for its construction and during various periods of its occupation;

<p>significance to Hamilton, the Waikato, or New Zealand.</p>	<p>however, none of these individuals are historically notable. There are no known associations with organisations, groups, institutions or activities.</p>
<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Anglesea Street has moderate significance with regard to historic patterns in the region. The property was subdivided in 1909 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 rare group of 3-storey 'transitional' styled houses, with good 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>

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Anglesea Street is of moderate significance as one of a small group of unusual private properties, with a vernacular take on the 'transitional' styled house, in generous scale and in 3-storey form, constructed of timber. While the use of the 'transitional' styled house in the region was more widespread originally, these were usually constructed on a much smaller scale (typically single storey). The use of the 'transitional' styled house at this scale (which makes use of the property's hilly topography) is of note for the City and region.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The architect and builder of the dwelling are unknown. However it is likely that landowner and developer George Jack, a builder by profession, constructed this dwelling.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 18 Anglesea Street is an unusual example of a vernacular take on the 'transitional' styled house, in generous scale and in 3-storey form, constructed of timber. built on a grand scale, giving it high rarity value for the city and region.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18 Anglesea Street appears to have moderate authenticity and integrity without major modifications to the original exterior building fabric, although without the original plans this is hard to confirm. Modifications include the separate garage which has been constructed in a sympathetic manner to the original design of the house.</p>

<p><b>c. Context or Group Qualities</b></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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 18 Anglesea Street has moderate significance for its setting. The original property (comprising three Lots) was subdivided in the early 1980s but the extant dwelling's footprint on Lot 6 retains much of 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 house is visually prominent on its elevated position when viewed from Hillsborough Terrace.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 18 Anglesea Street is visible from public areas, such as Hillsborough Terrace and across the river, however, it 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18 Anglesea Street makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and fairly high-status vernacular architectural design in this part of Hamilton. The building is still highly visible from Hillsborough Terrace which has retained its original setting thereby providing some value.</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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Due to its history, age, scale and style, 18 Anglesea Street has some group value as one of a very small group of a 3-storey 'transitional' style dwellings in Hamilton.</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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18 Anglesea Street 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:</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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:</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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 18 Anglesea 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</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Occupied for approximately 100 years, 18 Anglesea 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 have no other known cultural significance to the local community.</p>

<p>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>	
--	--

<b>g. Scientific Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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-20<sup>th</sup> century in the Waikato region.</p>

### 3.2 Assessed Significance

The place is considered to be of significant heritage value locally and has high or moderate 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 18 Anglesea 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 SA8/266 (1875)*

*CT SA131/210 (1906)*

*CT SA180/100 (1911)*

*CT SA180/101 (1911)*

*DP 4478 (1908)*

*DPS 9454 (1964)*

*DPS 32138 (1982)*

# Hamilton City Council Heritage Inventory Assessment Form **Draft**

## *18 Bond Street*

*Hamilton East, Hamilton*



*Figure 1: Villa at 18 Bond 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 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 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.

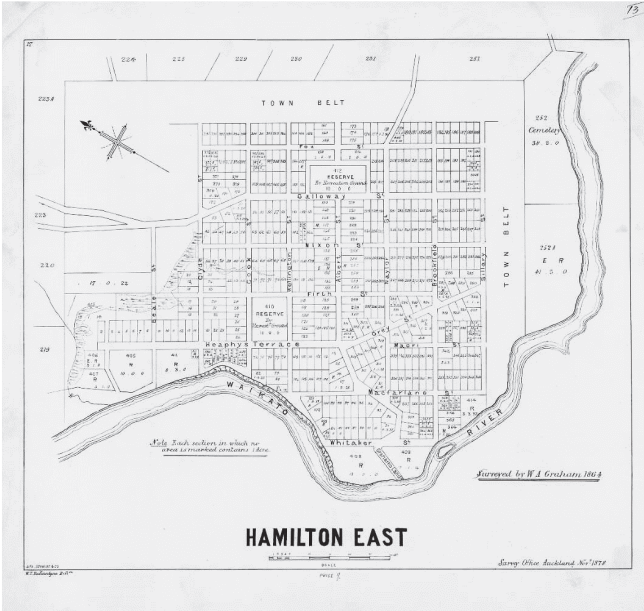


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864. Source: ATL

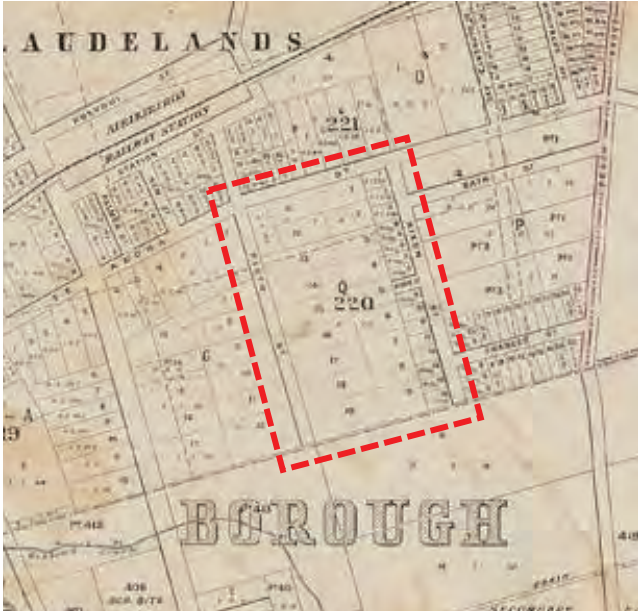


Figure 3: Survey of Hamilton East, showing Bond Street (labeled as 'Nixon Street') in 1921. Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4<sup>th</sup> Waikatos, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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



Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
Source: LINZ, DP 79

The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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

<sup>9</sup> Waikato Times, Volume XLV, Issue 3595, 18 July 1895, Page 2

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 1900, the land on which 18 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup>

A survey plan dated to 1908 shows Warr subdividing his property into what appears to be the existing sections we see today, with the site of 18 Bond Street as it would become sitting on 'Section 9' at the intersection with Warr Street. After Warr's death in 1915, his estate was settled for £3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup> His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

Lot 9 was transferred to Ada Prentice in 1913. A number of other conveyances are recorded in the 20<sup>th</sup> century, though none are of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 18 Bond Street; however, comparing the certificate of title and survey plan information with the extant building (discussed below), the dwelling was likely constructed some time between Warr subdividing his estate in 1908, and the conveyance from Warr to Prentice (1913) prior to Warr's death in 1915. As a contractor who was in ownership of the property for ten years, it is possible Warr had the dwelling constructed during his ownership and then sold the land and dwelling though there is no proof to confirm this.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', *Waikato Times*, 2021

<sup>11</sup> Williams, *Waikato Times*, 2021

<sup>12</sup> Williams, *Waikato Times*, 2021

<sup>13</sup> Williams, *Waikato Times*, 2021

<sup>14</sup> Williams, *Waikato Times*, 2021

<sup>15</sup> Williams, *Waikato Times*, 2021



Figure 5: Survey plan, dated 1908.  
Source: LINZ



Figure 6: 18 Bond Street located on a prominent corner site.  
Source: HCC GIS

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located at the corner of Warr Street and Bond Street, in Hamilton East, on a prominent site. The dwelling is visible from the street, though some large trees at the edge of the property partially obscure it, and the surrounding area is entirely residential.

### 2.2 Property Details

Legal Description: Lot 9 DP 4687

Parcel ID: 4478759

Current CT: SA206/54

### 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 18 Bond 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 18 Bond Street is a good example of an early 20<sup>th</sup> single faceted 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 as time, and affluence, progressed into the 20th 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. 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. The popularity of the villa started to dwindle after WWI but has undergone a revival in popularity in recent times.

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 (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 7: 'Typical' villas.  
Source: Various

18 Bond Street is a single faceted bay villa estimated to have been constructed between 1908 and 1913. The building has plain lapped weatherboard cladding, and a corrugated metal roof with a bullnose roofed verandah over the central entrance. The bullnose roof is a modern replica which replaced a previous non-original flat roof to the veranda circa 2012. The villa has moulded timber double hung sash windows and a panelled and glazed timber front door, mostly all presumed to be original. Decorative elements typical of the period remain, such as eaves brackets with tear drops, and raised panels to fascias. The faceted bay ornamentation features raised panels to the gables with roundels, quatre foils above brackets and decorative perforated floral design to the gable recess. Aerial views of the property indicate there is a later addition, or garage, to the rear of the house.



### 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18 Bond 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<sup>th</sup> century in preparation for subdivision. 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><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Bond Street is of moderate significance as a surviving example of the type of early residential timber villas that were commonly built in the early 1900's within Hamilton. The place demonstrates a typical pattern in residential housing provision and construction of the time. Due to its design, form, style and ornamentation, 18 Bond Street is of moderate architectural significance as an example of an early 20th century single faceted bay villa.</p>
<p><i><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The dwelling was possibly constructed by builder Charlie Warr, who owned much of the land in the area prior to subdividing his estate, though there is no definitive proof of this.</p>
<p><i><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Bond Street is of moderate significance as a surviving example of an intact 1900's single faceted bay villa with some modification within Hamilton. Although a more common building typology at the time of construction, it 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><i><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Bond Street is a preserved example of a 1900's single faceted bay villa with some modification within Hamilton. The place is still mostly intact in its original form, (with some replication) with much of its original decorative features still evident. Later adaptations and alterations reflect changes made for subsequent occupants, however these changes have minimally compromised the buildings integrity.</p>

## c. Context or Group Qualities

<p><i><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 Bond Street is located at the corner of Warr Street and Bond Street on a prominent corner site in Hamilton East, giving it moderate value in terms of its setting. The property has moderate significance for its</p>
--	---

	setting as part of the original Warville Estate established by Charlie Warr and his wife Ada.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 18 Bond Street has low significance as a local landmark which is likely somewhat recognised by the local community.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 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>
<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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, integrity and setting 18 Bond Street has some group value as one of a number of early 20th century single faceted bay villas which are dispersed across Hamilton East. The dwelling also has group value as one of a number of villa and bungalow dwellings on Bond Street constructed around the time of the 1908 subdivision of land by Warr.</p>

<b>d. Technological Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The villa at 18 Bond Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<b>e. Archaeological Qualities</b>	
<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	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Although the building at 18 Bond Street is thought to have been constructed around 1908, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The</p>

events through investigation using archaeological methods.	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.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 18 Bond Street is not listed as a historic place with HNZPT.</p>

## 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> Built in the early 1900's, this villa makes a contribution to the continuity and sense of place of the local area, as an urban site, occupied for around 110 years.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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.</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 18 Bond 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)*

*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

### 4.3 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*

*CT SA61/201 (1891)*

*CT SA97/34 (1900)*

*CT SA206/54 (1913)*

*DP 79 (1879)*  
*DP 4687 (1908)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *18-18A Union Street*

*Hamilton East, Hamilton*



Figure 1: Villa at 18A Union 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 now known as Hamilton East was one of the first areas to be surveyed in 1864 by William Australia Graham.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup>

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.<sup>6</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>7</sup>

Survey plans and Deeds Index references show the area between the Waikato River and Heaphy Terrace, including what would become Union Street, was subdivided by Claude in 1879. The section that would come to encompass 18 Union Street was within Lot 2 of Section D.<sup>8</sup>

---

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

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

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

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

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

<sup>6</sup> Miropiko Reserve Management Plan, HCC (2001)

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

<sup>8</sup> 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 4<sup>th</sup> Waikatos Regiment.  
Source: ATL



Figure 3: Survey plan DP 79 (1879) of Claudelands, when Francis Richard Claude decided to subdivide his estate. Lot 1 of Section D, which would come to encompass 9 Piako Road, is indicated.  
Source: Waikato Library Archives

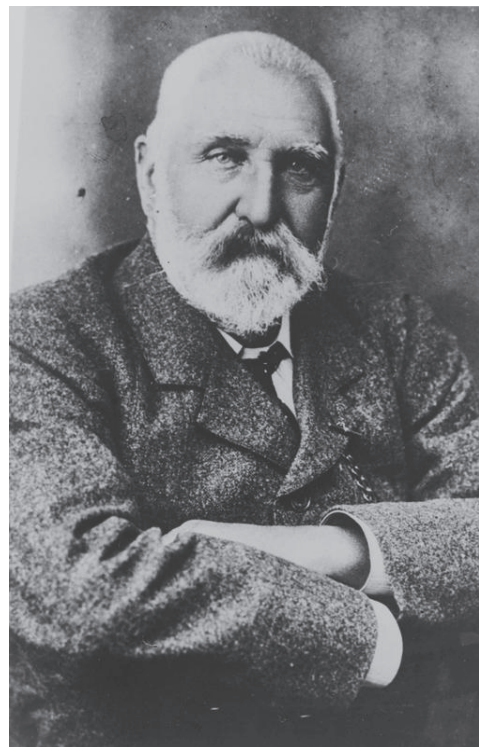


Figure 4: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives

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 18 and 18A Union Street, in 1911 (DP 7519, Figure 5).

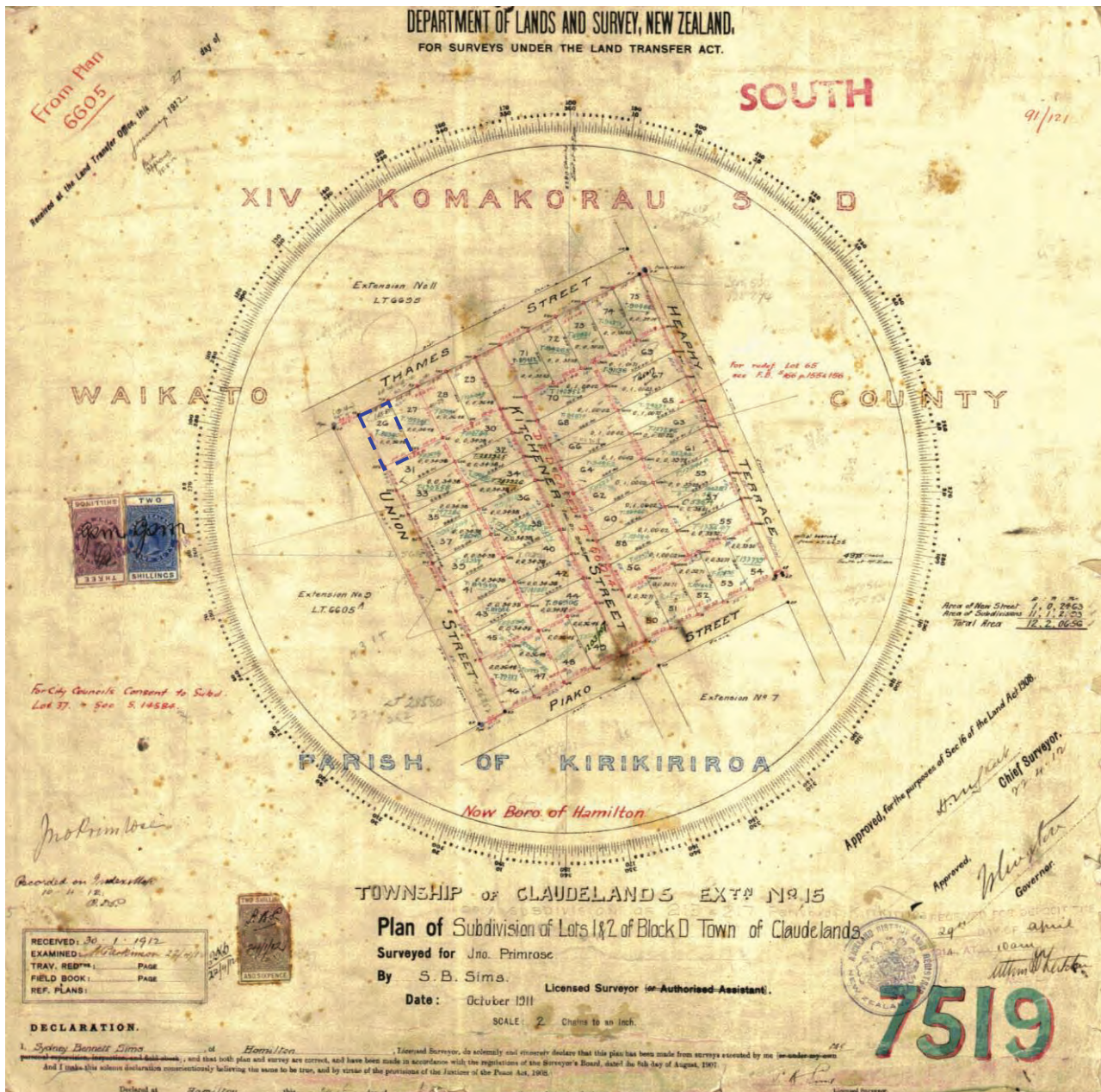


Figure 5: Survey Plan DP 7519, 1911, showing Lot 26 which would become 18 and 18A Union Street. Source: HCC Archives

Primrose sold Lot 26 at the corner of Union and Thames Streets, which would come to be 18 and 18A Union Street, to Mary Burton, widow, in 1914 (SA224/14). Burton took out no mortgages, and sold the property to James McClelland in 1919. The property was transferred from McClelland to the Crown in 1921, and was gazetted in 1981 (SA23D/367). In 1992 two separate cross-lease properties were created (DPS 62611).

Historic newspaper archives revealed that a 'clearing sale' (not sale of the property itself) was undertaken for contents a property on Union Street in 1925, with the following advertisement listed:

*"J. R. Fow & Co. will sell as above at the corner of Thames and Union Streets on account of the owner (unnamed): CHOICE ASSORTMENT OF NEW AND PRACTICALLY UNUSED FURNITURE."*<sup>9</sup>

This may refer to the dwelling at 18 or 18A. The only other specific historic record attributed to 18 Union Street relates to a 'Mrs. Atkey' who resided at 18 Union Street in 1926.<sup>10</sup>

It is difficult to estimate the exact construction date of the two dwellings at 18 and 18A Union Street. It is logical to assume that construction post-dates both the 1911 subdivision that created Union Street and the 1914 purchase of Lot 26 by Mary Burton. However, it is unusual that both dwellings, which are of a similar style and age, were constructed on the same section without a further subdivision. 1914 is also a relatively late date for villa construction, although there are some early signs of transition to the bungalow style that was occurring at this time.



Figure 6: Villa at 18 Union Street.

---

<sup>9</sup> Waikato Times, Volume 99, Issue 16651, 17 November 1925, Page 2

<sup>10</sup> Waikato Times, Volume 101, Issue 16975, 11 December 1926, Page 15

## 2. Physical Description

### 2.1 Setting - Site Description

The site has two extant dwellings, with the street addresses of 18 and 18A Union Street respectively. The property is located on a prominent corner site, at the corner of Thames Street and Union Street, in Claudelands. Dense vegetation partially obscures 18 Union Street from view.

### 2.2 Property Details

Legal Description: Lot 26 DP 7519

Parcel ID: 4503221

Current CT: SA50C/637, and SA68B/843

### 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 dwellings at 18 and 18A Union Street are both villas, constructed c.1914.

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 c.1900-1910. The villa began as a fairly simple dwelling in the late 19<sup>th</sup> century but became much more decorative as time, and affluence, progressed into the 20<sup>th</sup> 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. 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.

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.

From about 1910, designers and builders started to incorporate bungalow features into New Zealand villas, creating a style known today as 'the transitional villa'. In the first stage, the bungalow retained the traditional villa plan, but with some modified features. Typically, early transitional villas featured a lower roof pitch with a pyramidal form, instead of the central valley roof of earlier villas. The level of ornamentation was reduced, and timber "lacework", moulded and turned timber elements were replaced with simpler solid, rectangular or geometrical detailing. Early signs of this transition are evident at both 18 and 18A Union Street.



Figure 7: Examples of 'late' villas, built between 1900-1920.  
Sources: Various

Of the two villas at 18 and 18A Union Street, the dwelling at 18A is the larger, occupying the prominent corner position. In typical response to the corner location, the villa has a pyramidal roof form and projecting gables facing both Union and Thames Streets, connected by a wrap-around bullnose verandah. Each gable has a faceted bay with double-hung sash windows, and matching solid brackets with teardrops at the corners. A number of other decorative elements remain, such as the verandah fretwork brackets, cornice and eaves brackets, and finials to both gable-ends.

The simple balustrading and plain columns of the verandah at 18A Union Street show a hint of the more geometric bungalow style emerging, which is typical of villas constructed in the 1910s. The bevel-back weatherboard cladding is also typical of 20<sup>th</sup> century villas. Window and door joinery at 18A Union Street all appears to be timber frame, but some joinery, such as the double doors onto the verandah, is not original. There is one chimney remaining, and it has been modified for the installation of two modern flues. Aerial photographs indicate that the lean-to on the northeast side of the building has been extended, which is a common practice.

18 Union Street is located to the southeast of 18A Union Street and is the smaller of the two structures, and is a single bay villa facing Union Street. Much like its larger neighbour, it has bevel-back weatherboard cladding, and a faceted bay window in the projecting gable which features three separate double-hung sash windows. The brackets and turned timber detailing to the overhanging gable corners, and the solid brackets to the verandah posts, are the only notable ornamentation to the dwelling at 18 Union Street. Otherwise the building is relatively plain for a villa, with no frieze panel or eaves brackets and simple geometric balustrading. As with 18A, the

joinery at 18 Union Street appears to be largely original, with some more recent additions; and there have likely been modifications made to the lean-to at the rear (northeast).

### 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>	<b>Level of Significance: Low</b>
	<b>Explanation:</b> <i>18 and 18A Union Street are associated with locally known personalities of the late 19<sup>th</sup> and early 20<sup>th</sup> 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>	<b>Level of Significance: High</b>
	<b>Explanation:</b> <i>18 and 18A Union Street has high 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 19<sup>th</sup> and early 20<sup>th</sup> centuries.</i>

## b. Physical/ Aesthetic / Architectural Qualities

<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 and 18A Union Street are of moderate significance as surviving examples of the type of early residential timber villas that were commonly built in the early 20<sup>th</sup> century. Their overall form, and their materials, ornamentation and craftsmanship demonstrate a typical pattern in residential housing trends of the time.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The designer and builder of both dwellings is unknown.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 and 18A Union Street are of moderate significance as surviving examples of intact single bay villas. Although a common building typology, many similar structures have been demolished for modern development, or highly modified to the point of non-recognition.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 18 and 18A Union Street have moderate integrity as examples of 20<sup>th</sup> century villas built on the cusp of the transitional period as the popularity of the villa was being supplanted by the bungalow. Suspected later adaptations and alterations reflect changes made for subsequent occupants and retained the original essence of the buildings.</p>

## c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The property at 18-18A Union Street is located at the corner of Thames and Union Streets. The corner position is a critical part of the setting of 18A, although this has been impacted by the construction of a high fence and a detached cottage in the north corner of the site. The dwelling at 18 is somewhat constrained but has not changed significantly since the building's construction. In</p>
---	---

	<i>both cases, the setting moderately extends the significance of the buildings.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 18A Union Street, in particular, may have some significance as a local landmark due to its corner position, although visibility is impeded by fencing, trees and other buildings.</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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 18 and 18A Union Street contribute to the continuity and established built character of the street. Having stood for approximately 105 years, they provide 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 18-18A Union Street have high group value as two dwellings that were likely constructed around the same time, on the same section and while owned by the same person. They are also two of several dwellings built on Union Street following subdivision in 1911, which adds further group value to both places.</p>

<b>d. Technological Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 18-18A Union Street has some technological significance for its materials and methods of construction which were typical of the time period.</p>

<b>e. Archaeological Qualities</b>	
<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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The area is known to have been occupied prior to 1900 and therefore may have some archaeological</p>



events through investigation using archaeological methods.	significance. The place is not registered on the ArchSite database.
<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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 18-18A Union Street is not listed as a historic place with HNZPT.</p>

<b>f. Cultural Qualities</b>	
<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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Built in the early 20<sup>th</sup> century, the dwellings, together, make a contribution to the continuity and sense of place of the area, as an urban site, occupied for over a century. Each dwelling is likely to have significance to previous occupants and their descendants. Beyond this, any specific significance to the local community is unknown.</p>

<b>g. Scientific Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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:	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 18 and 18A Union 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 SA23D/367 (1981)*  
*CT SA34A/977 (1985)*  
*CT SA50C/636 (1992)*  
*CT SA53A/257 (1993)*  
*DP 79 (1879)*  
*DP 7519 (1911)*  
*DPS 62611 (1992)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 18A Albert Street

Hamilton East, Hamilton



Figure 1: Cottage at 18A Albert 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 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: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.  
Source: ATL

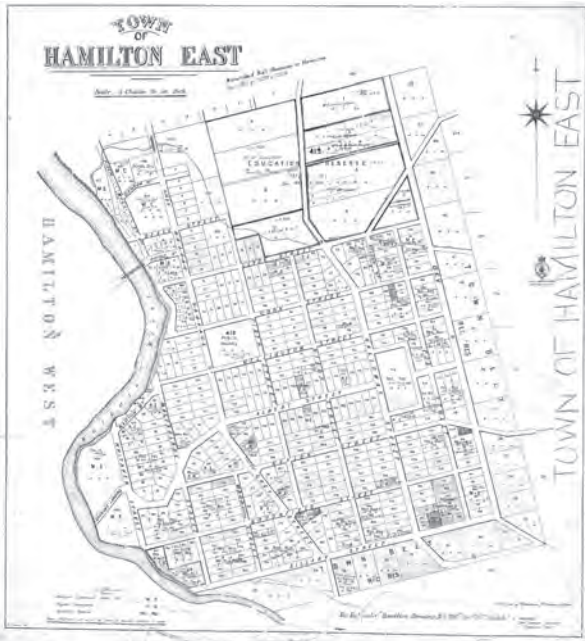


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

The property at 18A Albert Street was originally encompassed within Allotment 313 Hamilton East, belonging to Blackmore, as seen in William Grahams 1864 survey. This is confirmed in the first registered Crown Grant (DI 1F.642), which registers Blackmore as the landowner in 1867. Blackmore conveyed the land to Haywood in 1873, who then conveyed the land to Cahill in 1907.

In 1919, Cahill made multiple 'part' conveyances, likely indicating that they subdivided the land, as seen in the Deeds Index plan (Figure 4). Cahill conveyed the property to William Richardson in August, that same year.

Richardson a dairyman and local builder, received multiple mortgages on the property between 1919 – 1928. The first certificate of title shows the property, being of part allotment 313, was transferred from William to his wife, Elsie Clara Richardson. Unfortunately, Richardson was forced to cut his building service fees during a general trade depression occurred in the area, which forced him into bankruptcy in 1932.<sup>9</sup>

In 1929, Mrs Richardson transferred the property to John Scott, a Hamilton timber worker. A number of conveyances occurred throughout the mid-late 1900's but none appear to be of historic significance. According to the certificate of title (SA41C/848), Lot 1 became a cross leased property of half shares circa 1988. The dwelling at 18A being referenced as 'Flat 1' and the dwelling at 18B being referenced as 'Flat 2' (DPS 48798).

It is difficult to estimate the exact construction date of the dwelling at 18A Albert Street; however, comparing the Deeds Index information with the extant building (discussed below), the dwelling was likely constructed following the initial mortgage by William Richardson in 1919. As a

---

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

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

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

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

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

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

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

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

<sup>9</sup> *Waikato Times*, Volume 112, Issue 18801, 24 November 1932, Page 6.

carpenter/ builder, Richardson would have possessed the skills necessary to construct a dwelling. However, there is no specific proof that this was the case for 18A Albert Street.

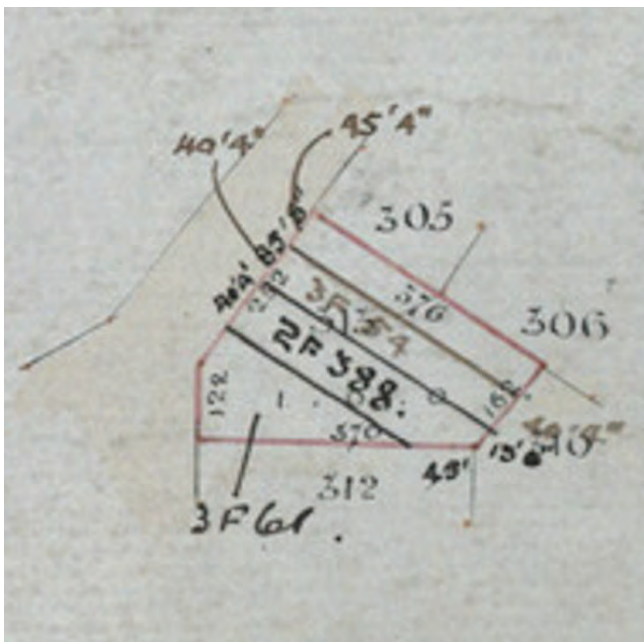


Figure 4: A 1919 Deeds plan showing Pt Allotment 313 (location of 18A Albert St).  
Source: LINZ, DI 1F.642,



Figure 5: Aerial showing 18A Albert Street, 2021  
Source: HCC GIS Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the southern side of Albert Street, in Hamilton East. The surrounding area consists of mostly low - medium density housing and commercial properties towards the intersection with Grey Street. The dwelling is elevated off the road and is surrounded by a low-lying picket fence.

### 2.2 Property Details

Legal Description: Lot 1 DPS 48798

Parcel ID: 4386625

Current Certificate of Title: SA43C/901, SA53B/949

### 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 18A Albert 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

Cottages such as 18A Albert Street, are likely to date from the first period of mass settlement in New Zealand, the 1860's, through to the early 1900's. These dwellings typically housed the working class and their families. These buildings are often simplistic in design, small in size, and feature few architectural embellishments, though some additional detailing was often added at a later date in the form of decorative verandah fretwork etc.

These initially small dwellings were usually symmetrical in layout, with a central door and timber-framed (commonly sash) windows to either side. Similar windows could be included to the sides and rear elevation over time.

The roof structure was of timber frame incorporating a simple hipped or gabled design, with covered verandah to the street-facing elevation, though other variations were possible. Cottages from this period and locality are often commonly of timber-frame construction, with timber joinery, and feature internal brick chimneys for heating.

The building at 18A Albert Street is a typical workers cottage in style and layout, likely built circa 1919. Like most cottages, it is a small, single storey structure of symmetrical plan, with a hipped roof and a timber framed verandah with corrugated metal roof cladding, facing the street front,

A central doorway is flanked by two sash windows to either side and an original brick chimney still remains. The structure has weatherboard cladding, and timber framed joinery.

Historic images confirm that the house once featured a bullnose style verandah roof and decorative fretwork to the veranda posts and veranda ends that were removed between 2018-2021.<sup>10</sup>

When comparing historic aerial imagery with Hamilton City Council's GIS aerials, it can be confirmed that a large extension has been added to the rear of the building.<sup>11</sup> The extension to the rear of the cottage which is visible from the roadway is timber framed, clad with timber weatherboards, incorporating timber framed sash windows, in keeping with the style of the original cottage.

## 3. Evaluation<sup>12</sup>

### 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

---

<sup>10</sup>[https://www.google.com/maps/@37.7986925,175.2931897,3a,16.6y,111.3h,95.11t/data=!3m7!1e1!3m5!1sB8EFekmdZ\\_g87tAugty83A!2e0!5s20180301T000000!7i13312!8i6656](https://www.google.com/maps/@37.7986925,175.2931897,3a,16.6y,111.3h,95.11t/data=!3m7!1e1!3m5!1sB8EFekmdZ_g87tAugty83A!2e0!5s20180301T000000!7i13312!8i6656)

<sup>11</sup> Retrolens, 28/12/1938, SN107 photo 4

<sup>12</sup> Criteria taken from HCC District Plan Appendix 8: Heritage.



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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 18A Albert 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:</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18A Albert Street has moderate significance with regard to historical patterns in the local area. Likely built after the turn of the 20<sup>th</sup> century and the initial settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system dating to 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18A Albert Street is of moderate significance as a surviving example of the type of early residential timber cottage that were commonly built in the late 1800's and early 1900's from locally grown timber, in and around Hamilton. Its symmetrical form with its hipped roof and front verandah, demonstrates a typical pattern in residential housing provision and construction of the time.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18A Albert Street is of moderate significance as a surviving example of a mostly intact cottage with some more recent modifications and extensions. Although a common building typology at the time, it is now a rare example of its type 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:</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 18A Albert Street is an example of late 19<sup>th</sup> and early 20<sup>th</sup> century architecture in Hamilton and is still partially intact in its original form with some more recent modifications and extensions. Later extensions to the rear of the dwelling and removal of original fabric (bullnose verandah and verandah ornamentation) lower the overall integrity of the site.</p>

<p><b>c. Context or Group Qualities</b></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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18A Albert 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><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18A Albert 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18A Albert Street makes a contribution to the established built character of the street. It provides evidence of early residential 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18A Albert Street has some group value as one of a number of early 1900's weatherboard workers cottages, with moderate integrity, dispersed across Hamilton.</p>

<p><b>d. Technological Qualities</b></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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 18A Albert Street has low technological significance. The construction materials, detailing and resources required for construction were typical of domestic construction in Hamilton at the time of being built.</p>

<p><b>e. Archaeological Qualities</b></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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Although the building at 18A Albert Street is thought to have been constructed circa 1919, 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 18A Albert 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The dwelling at 18A Albert 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some potential to contribute information regarding historic cottage 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:                      | Low      |
| d) Technological Qualities:                      | Low      |
| e) Archaeological Qualities:                     | Unknown  |
| f) Cultural 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 18A Albert 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 Argus, Volume XX, Issue 3151, 11 April 1906, page 2.*

*Waikato Times, Volume 84, Issue 13220, 9 July 1915, page 4.*

*Waikato Times, Volume 101, Issue 16869, 7 August 1926, page 8.*

### 4.2 Historic Titles, Deeds and Survey References

*DI 1F.642 (1867)*

*DI 2F.388 (1919)*

*CT SA515/218 (1929)*

*CT SA41C/848 (1988)*

*DPS 48798 (1988)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *19-21 Pinfold Avenue*

*Hamilton East, Hamilton*



*Figure 1: The duplex state house at 19-21 Pinfold 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 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

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.

---

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

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

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

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

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

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

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

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





Figure 4: State housing being constructed on the edge of the Waikato River, Hamilton, 1941.  
Source: ALHI, ID: AWNS-19410730-32-1

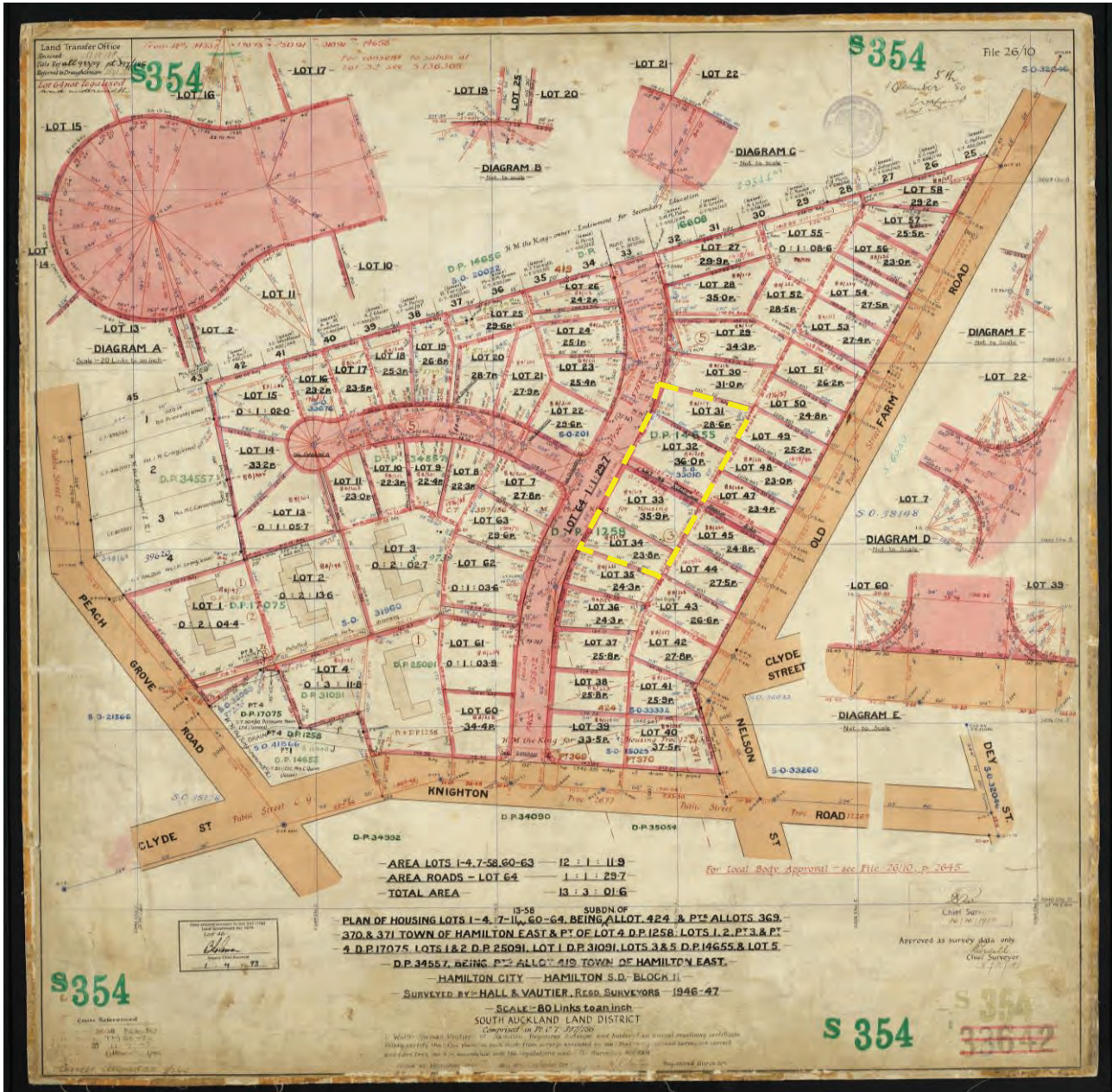


Figure 5: Survey plan DP 33642 (1946) showing Lots 31-34, which would eventually become 11-21 Pinfold Avenue, indicated.  
Source: LINZ

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 32, 19-21 Pinfold Avenue as well as Lots 31, 33 and 34. 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 19-21 Pinfold Avenue is one of three duplexes of identical design on Pinfold Avenue, the other two being 11-13, and 15-17 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 3 and 4 DPS 73478

Parcel ID: 4414931 and 4424012

## 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 19-21 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 19-21 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: 11-13 (foreground) and 19-21 (distance) Pinfold Avenue, the other two properties which make a group of distinctive duplex flats.



Figure 9: 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> <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><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate rarity value as a good example of a duplex state flat with reasonable integrity. The intact grouping of three such flats adds to this rarity value.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building at 19-21 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><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place has no known landmark value.</p>

<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 1940's and 1950's.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 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><b>d. Technological Qualities</b></p>	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has low technological significance for its use of materials and construction methodologies which were standard for the time period.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place is not listed as a historic place with HNZPT.</p>

Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

## f. Cultural Qualities

<i><b>i. Cultural:</b> 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 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.

## g. Scientific Qualities

<i><b>i. Scientific:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some potential to contribute to information about the history of architectural development 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:                           | 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 19-21 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

## *Former MLC Building*

*20 Garden Place, Hamilton Central*



Figure 1: The former MLC Building at 20 Garden Place.

### 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 the mid to late 19<sup>th</sup> 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 20<sup>th</sup> century.

The specific history of the former MLC Building is entwined with Garden Place where it is located. The following history of Garden Place is provided by Hamilton City Libraries:

### ***Pre-European History***

*Before 1939, the area now known as Garden Place was part of a ridge – a hill known to Māori as Te Koopuu Mania o Kirikiriroa (The Smooth Belly of the Long Pebbly Shore). Two established pā, Kirikiriroa and Te Rapa, were not far away and the northern part of the hill was used to grow vegetables and other useful plants. The lower part of the hill was swampy and used for cultivating taro. At the peak of the ridge there was a tuuaahu (ceremonial altar), Te Ahurewa. There were also several puna (water springs) on the hill.*

### ***Arrival of Europeans***

*Christian missionaries began arriving into the area in the 1830s. The Europeans brought new crops and different ways of planting and harvesting. Crops were transported by canoe on the Waikato River and trade was flourishing until the Waikato War arrived in 1863. Soldiers from the Waikato Militia were given land to farm on and around the hill. More colonists arrived, with the settlement of Hamilton now growing steadily. One of the first houses on the hill belonged to Borough Councillor Joseph Frear. At the turn of the 20<sup>th</sup> Century the business district was growing, and Garden Place was becoming closer to the heart of the commercial centre. It was widely considered waste land, as aside from Hamilton West School and a few houses, it was largely occupied by plants and trees. The Hamilton Beautifying Society was formed, and began to tidy up the hill. A rose covered pergola was built and became a popular gathering place for the community.*

## Removal of Hill

The Borough Engineer, Rupert Worley, proposed removing the hill in 1924, to assist with development of the city and to meet the ever increasing demand for car parking.

In 1931, Anglesea Street was levelled and a cutting was created through the hill to connect it through to Ward Street. The earth from the cutting was transported to Maeroa to create an embankment. This began a public and political battle over whether the rest of the hill should be removed. By 1936 an Empowering Act was passed by Parliament to give Hamilton Borough Council permission to buy the land that would be affected by the removal of the hill and houses on the hill were relocated in 1938/39. The remaining earth from the hill was deposited around the city including at Lake Rotoroa, Rugby Park and used for the construction of a railway station at Frankton.

## Creation of Garden Place

The outside areas of Garden Place were divided into 11 sections, while the central area was set aside as car parking for 150 cars. Many of the original buildings can still be seen today, although the shops and businesses within them have changed. The carpark was removed in 1967 and the central area grassed over. The hill had been considered a suitable place for an astronomical observatory, and the Hamilton Astronomical Society fundraised for a sundial to commemorate the coronation of King Edward VIII. Through the removal of the hill, and the King abdicating, there was little interest to install the sundial until 1957 when it was installed in Garden Place. An ornamental fountain was installed in the early 1970s, where it remained until 2008. Garden Place is the hub of the central business district; a meeting place, a place for events and activities; demonstrations, holiday programmes, busking and a pedestrian access way to the river and city.



Figure 2: Garden Place hill prior to removal, 1924.  
Source: HCL, ID: HCL\_08341

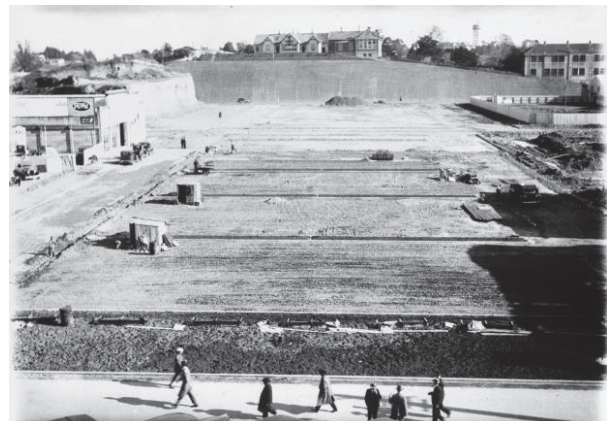


Figure 3: Clearing Garden Place, c. 1939.  
Source: HCL, ID: HCL\_09303



*Figure 4: The clearing of Garden Place shown in an aerial, 1939.  
Source: ATL, Whites Aviation*

A survey plan dating to 1940 shows the creation of Garden Place and the creation of new properties around its perimeter (Figure 5). Lot 4 was to be sold to William Shattock in December of 1940 (SA739/237). Shattock sold the land to the Waikato Milk Supply Company in 1945, who in turn sold the land to the Mutual Life and Citizens (MLC) Insurance Company in 1950. The MLC Company proceeded to construct their new office building on the prominent corner site. The building was used as the MLC Hamilton headquarters for more than 30 years until it was sold in 1984. Garden Place attracted a number of high-profile businesses, such as the Guardian Royal Exchange Insurance Company, and the Colonial Mutual Life (CML) Insurance Company.





Figure 6: Carparking in Garden Place, 1963. The former MLC building can be seen at the right of image.  
Source: HCL, ID: HCL\_03413



Figure 7: Carparking in Garden Place, 1963. The former MLC building can be seen to the far left of the image.  
Source: HCL, ID: HCL\_03319



Figure 8: Removal of carparking in Garden Place, 1973. The former MLC building can be seen at the far right of image.  
Source: HCL, ID: HCL\_03413



Figure 9: Greening of Garden Place, 1987.  
Source: HCL, ID: HCL\_15000



Figure 10: Mutual Life Corporation building, Hamilton, Feb 1960, T. Bryce  
Source Waikato Museum 200323123.

## 2. Physical Description

### 2.1 Setting - Site Description

The former MLC building is located at the corner of Garden Place and Worley Place in Hamilton Central. The surrounding buildings are all commercial or residential. The building is highly visible from its surrounding context. The buildings to either side of the subject structure are considerably shorter in height, making the former MLC building stand out by comparison.



Figure 11: Aerial showing the location of the building.  
Source: HCC Aerials

## 2.2 Property Details

Legal Description: Lot 4 DP 29766

Parcel ID: 4397318

Current CT: SA739/237

## 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 20 Garden Place 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 MLC building is a seven storey commercial building, constructed in the mid-20<sup>th</sup> century. The structure is of reinforced concrete with faience cladding and steel glazing. The building is rectangular in plan, with its longer edge fronting Worley Place and shorter elevation facing onto Garden Place. The building has a flat roof and a tower at the corner of the two street facing facades. The main elevations have five storeys with the tower alone adding two additional storeys. The tower is rectangular and designed in the same style as the facades with inset rectangular steel windows. There is a separate structure at the sixth floor behind the tower. This structure may be associated with mechanical and electrical building services.

The styling of the building has elements of the earlier Art – Deco style with more modern (post World War II) simplistic detailing. Similar buildings constructed by the MLC on prominent urban and corner sites in New Zealand are found in Wellington (c.1938) and Auckland (c.1957).

The ground floor features a dark stone cladding (possibly of basalt) which is a modern replacement of the original dark red/brown faience tiling to the ground floor, which is still evident above the main ground level entrance on Garden Place (Figure 10). Originally the yellow faience continued at ground level with the darker red/brown tiles to window and door surrounds. The current ground floor cladding has formed a continuous line between ground and first floor which is a considerable aesthetic alteration. The ground floor facade has large windows for commercial tenancies. Each large window has individual canopies, which were installed in 2019.

The entranceway onto Garden Place has two large timber doors with raised panelling, a modern mosaic effect tiled door threshold, and shallow canopy above. Sitting above the canopy is a three light window providing light into the vestibule within. Above the window is a moulded faience plaque with a muscular man attempting to break a bundle of sticks over his knee, below this sculpture is the statement 'Union is Strength'. This sculpture and wording are the Mutual Life and Citizens' Assurance Society Limited (MLC) own symbol/motto, and is found on many of their buildings across New Zealand and Australia.

*The recurrent sculptural motif on the MLC consists of a kneeling figure, modelled on classical precedents, attempting to break a bundle of bound sticks across its knee. Below the figure is the motto "Union is Strength". The bundle of sticks is derived from the Roman fasces, the rods and axe carried by the lictor in front of the magistrate and representing the power he*



embodied. Its revival as a symbol can be found on many Deco buildings in New York, from the Port Authority to the Federal Office Building. Often combined with a martial eagle (as in the case of the Federal Office Building), its identification with other interwar nationalisms is embodied in the term Fascism. Its use is more circumspect in the MLC, embodying a basic parable whereby the combined resilience of many through mutual funds means that the individual cannot be broken, presumably by fate, death, or misfortune.<sup>1</sup>

The upper floors are clad in plain light brown faience units, with steel framed windows separated by alternating thick and thin faience pilasters, which emphasize the verticality of the structure and the optimisation of space on its narrow floor plan. The spandrels to each window are clad in orange faience units. Visually the spandrels running across the building form darker bands at second to fourth floor levels. The windows are steel framed casement units and are largely original.



Figure 12: The Garden Place façade of the building.



Figure 13: The MLC plaque above the entranceway on Garden Place

### 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

---

<sup>1</sup> From *Social Role to Urban Significance*. Margalit Favaro, p.382

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><b>Level of Significance: High</b></p>
	<p><b>Explanation:</b> <i>The building is associated with the MLC insurance company, a large and well-known business in New Zealand and Australia at the time of construction.</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><b>Level of Significance: High</b></p>
	<p><b>Explanation:</b> <i>The place has high significance in terms of historical patterns for its shared history with Garden Place. The building represents a key example of development and commercial growth in the mid-20<sup>th</sup> century within Hamilton.</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><b>Level of Significance: High</b></p>
	<p><b>Explanation:</b> <i>The building has high architectural value for its mid-century commercial style. The building has Art-Deco themes combined with a post-World War II modern influences. The use of the faience for façade cladding is a distinctive attribute of the building.</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><b>Level of Significance: Unknown</b></p>
	<p><b>Explanation:</b> <i>The designer and builder of the structure are not known.</i></p>

<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has high rarity value as a relatively authentic mid-century commercial building. The use of the faience for façade cladding is a distinctive attribute of the building and gives rarity value. The building is one of very few similar buildings constructed by the MLC which adopted the use of faience and which were constructed on a corner site, with office space and tower above.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate authenticity and retains the majority of its original features. The ground floor re-cladding and altered detailing does reduce the overall integrity value.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has high significance for its setting in Garden Place, a highly significant historical site. The development of Garden Place formed a key area for the commercial growth of Hamilton. The building and its setting are inextricably linked as together they reinforce the importance of the Garden Place area.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has high landmark value within Hamilton, due to its placement, scale, and height. The use of the faience for façade cladding is a distinctive attribute of the building and gives some landmark value.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has high continuity value for its contribution to the Garden Place area as a whole. The development of Garden Place formed a key area for the commercial growth of Hamilton. The building and its setting are inextricably linked as together they reinforce the importance of the Garden Place area.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has moderate group value as one of a number of mid-century commercial buildings in the immediate area. The building is part of a small group of structures purposely designed and built for the MLC, which are found nationally and internationally.</p>

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

#### 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The building has low technological value for its use of materials and construction methodologies. The use of the faience façade cladding is a distinctive attribute of the building both for its technological and functional qualities which adds to the value of the place. The particular construction technique is fairly unusual and has the potential to contribute to the history of building engineering and design.

#### 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>	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> As the site was cleared in the 1930's, any potential archaeological sites were likely destroyed. 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 2020.</i>	<b>Level of Significance:</b> None
	<b>Explanation:</b> The place is not listed 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</i>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has low cultural value for its use as a well-known headquarters for a large business which was likely recognised by the local community. As part of the development of Garden Place the building and its

<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>	<p><i>setting contribute to the sense of place for the community within the city.</i></p>
--	---

<b>g. Scientific Qualities</b>	
<p><i><b>i. Scientific:</b> 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><b>Level of Significance:</b> <i>Low</i></p> <p><b>Explanation:</b> <i>The place has some potential to contribute to information about the history of architectural development and building engineering practices in the central CBD of Hamilton</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:	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 20 Garden Place 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 SA739/237 (1940)*  
*DP 29766 (1940)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *23 Enderley Ave*

*Five Cross Roads, Hamilton*



Figure 1: Villa at 23 Enderley 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 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.<sup>1</sup>

The 'Enderley' estate was a relatively small farm, perhaps less than 50 acres, on what was then the northern outskirts of Hamilton.<sup>2</sup> When Edward Shoard bought the property in 1899, Claudelands (which the estate was within) was not even considered to be part of Hamilton.<sup>3</sup> In 1913, Shoard subdivided his farm as 'Part Township of Claudelands Extension No.24'.<sup>4</sup> Nine acres was divided into 19 new residential-sized properties and three streets, one of which was Enderley Avenue.<sup>4</sup> Tramway Road, the eastern boundary of Enderley, was shown as a proposed tramway on an 1865 map, and was designed to be double width to accommodate trams in combination with private transportation.<sup>5</sup>

The oldest traceable Certificate of Title shows that 23 Enderley Ave was originally encompassed within a Part Allotment 191 that ran either side of Fifth Avenue (SA151/46). This property was owned by prominent local builder and businessmen, Walter Aubrey Chitty in 1908. This land was subdivided into multiple smaller lots in 1908 and then mortgaged by Chitty in 1910. It is evident that, beyond his trade in building, Chitty also had an interest in property development as many advertisements in the 1908 & 1913 Waikato Argus list the public auction of Walter Chitty's 'Brooklyn Estate' which was comprised of 664 acres, divided into sections ranging from 30 acres upwards.<sup>6</sup>

---

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

<sup>2</sup> <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

<sup>3</sup> <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

<sup>4</sup> <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>

<sup>5</sup> Waikato Times, 8 December 1891

<sup>6</sup> Waikato Argus, Volume XXXIV, Issue 5316, 24 May 1913, Page 6.



In 1913, Lots 11-21 and 23 of Chitty's subdivision were transferred to and mortgaged by Frederick Cooper Smith (merchant) and William Hambling (farmer). These lots were then re-surveyed for Cooper Smith for a new subdivision in 1913 (DP 8654) (Figure 3). The property at 23 Enderley Avenue was encompassed within Lot 36 of this subdivision. The Certificate of Title indicates that these new sections did not begin selling until 1919 (SA205/247). It is possible that the dwelling at 23 Enderley Avenue was constructed shortly after this subdivision as there is a long period between the subdivision and the first sale of lots in 1919. However, historic aerial photographs show that the subdivision remained partially undeveloped into the 1950s. If Cooper Smith had been developing house and land packages, consistent development of the subdivision would be expected.

Lot 36 was transferred to John Craster Blechynden in February 1920. Blechynden was an engineer who partnered with John Warren to form the architectural practice Warren & Blechynden. The Certificate of Title for Lot 36 identifies him as an architect; and contemporary advertisements identify him as a Registered Architect. Warren & Blechynden designed many distinctive buildings around the Waikato region including: Tūrangawaewae House / Māori Parliament Building; St Pauls Catholic Church; St Pete's Anglican Cathedral; the Grand Central Private Hotel, and many more.<sup>7</sup> Heritage New Zealand Pouhere Taonga describes the firm:

*"their commissions were largely for commercial buildings. The practice was also responsible for some remarkably individual designs such as Kauhanganui, (the Maori Parliament Building) Ngaruawahia, (1919), which is significant for its combination of Maori decorative features within a European architectural idiom."*<sup>8</sup>

There is no documentary evidence to suggest that Warren & Blechynden designed houses. In and of itself, this does not mean that Blechynden did not design his own house, and/or have a house built for him at 23 Enderley Avenue. Further, the dwelling at 23 Enderley Avenue is predominantly constructed in the Californian bungalow style, with some references to the villa, suggesting construction in the early 1920s. However, he held the property for only three months, and it is unlikely that he had a house built within this time.

Lot 36 was then transferred to Herbert Philip Farrelly, sign-writer and former army corporal, in May 1920. The dwelling may have been constructed for Farrelly. Although there is no mortgage that supports this, it would have been possible for Farrelly to build a house without needing a mortgage. Farrelly held the property for two and a half years, selling to Francis Albert Gallett in 1922. Gallett immediately took out a mortgage (SA300/204) which may indicate construction of the building, or it may simply be associated with the overall property purchase. Gallett owned the property for thirty years, selling in 1952.

Lot 36 was subdivided into two sections in 1958 (SA1461/96); and the remaining partial lot that encompasses the dwelling was divided again in 1992 (DPS 63567) enabling the construction of a separate dwelling behind the house (23A Enderley Ave). Aerial photographs dating to the 1980s show there were two small buildings behind the house that are no longer there. Following this subdivision, the lean-to at the rear of the dwelling was extended by over 3m. The carport at the front of the section was constructed or moved to its current location after 1992.

---

<sup>7</sup> NZIA, Map 5, A Guide to Waikato Architecture

<sup>8</sup> Heritage New Zealand Pouhere Taonga, Tūrangawaewae House / Māori Parliament Building, <https://www.heritage.org.nz/the-list/details/4170>



Figure 2: Aerial showing 23 Enderley Avenue on a prominent street front.

Source: HCC GIS Maps



Figure 3: Survey plan DP 8654 showing the subdivision of Allotment 191, 1913.

Source: LINZ

## 2. Physical Description

### 2.1 Setting - Site Description

The original 1920's house is located on the street front of Enderley Avenue, which is located near Southwell School, a prominent private school in the Five Cross Roads area.

### 2.2 Property Details

Legal Description: Pt Lot 36 DP 8654

Parcel ID: 4355753

Current Certificate of Title ref: Flat 1 - SA50A/791 & Flat 2 - SA51A/855

### 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 23 Enderley 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

From circa 1910, designers and builders began to incorporate features of the Californian bungalow into villa designs, creating what are described as "transitional" dwellings. Typical features of the transitional house include lower roof pitches, verandahs incorporated into the

main roof, unboxed eaves with exposed rafter-ends, and the use of casement windows, 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.

The dwelling at 23 Enderley Avenue is an example of a transitional house that is predominantly in the style of a Californian bungalow, but with some characteristics common to the New Zealand villa, estimated to have been constructed c.1920-1922. It has rusticated timber weatherboard cladding and corrugated metal roofing, which are common to both the villa and the bungalow. In plan, the dwelling is similar to a single bay villa, with a projecting gable featuring a bay window, a front verandah with an entrance door that includes side and toplights, leading to a central corridor, and a lean-to at the rear. The roof is a hipped gable, also found in both villa and bungalow; however, the pitch is low and flares slightly outwards, with deep eaves that feature exposed rafter-ends, all of which are typical bungalow features. The roof ventilator above the verandah, the projecting box-bay window with awning, and the casement windows with fanlights are also in the bungalow style. The verandah features hybrid decoration, with the simple straight-slat fretwork of a bungalow below which are ornate brackets with teardrops more common to the villa. The finial mounted on the gable-end is also a villa detail. There are two simple chimneys that appear to have been truncated; one of which served a back-to-back fireplace, and one of which originally served the coal range.

The lean-to was modified in 1992 when it was extended by over 3m and the roof pitch was reduced to accommodate a comfortable ceiling height. This is the only substantial modification that is evident on the exterior and, being at the rear of the property, does not fundamentally change the building's stylistic legibility. The carport (a later addition) partially obscures the front left elevation from the street, but is not attached to the building and could be removed.

### 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 23 Enderley Avenue has some association with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property was briefly owned by J. C. Blechneyden, engineer, architect, and partner in the influential architectural firm Warren &amp; Blechneyden. The pair are responsible for many key buildings in the early 1900's that contribute to the distinctive character of Hamilton architecture. However, it is unlikely that Blechneyden built the extant dwelling. Subsequent owners, Farrelly and Gallett, were not prominent persons. The place has no known associations with historically significant groups, institutions, events 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 23 Enderley Avenue is associated with historical patterns of local development, particularly the suburbs within Five Cross Roads. Subdivisions that preceded the construction of the dwelling at 23 Enderley Avenue, such as those made by W. A. Chitty and F. Cooper-Smith, transformed this area from an empty former swamp into town sections ready for residential development. The dwelling at 23 Enderley Avenue is a well preserved example of a transitional 1920s house, which demonstrates the changing social, economic, and architectural trends occurring in residential construction following the First World War.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 23 Enderley Avenue is an example of a transitional house. It features characteristics common to the villa, such as a projecting gable with bay window, verandah with fretwork, front door opening into a central corridor, and a lean-to. However, it is predominantly built in the style of the Californian bungalow, representing the shift in popularity from the villa to the bungalow as the preferred style of residential architecture in New Zealand that was occurring in the 1910s and early 1920s.</p>

<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> In 1920, 23 Enderley Avenue was owned by local engineer and architect, J. C. Blechneyden who, along with his partner Warren, was a notable practitioner at the time. However, it is unlikely that he designed and/or built the dwelling due to the brevity of his ownership. The designer and builder of the dwelling are unknown.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Although recognisable as a typology, transitional houses each feature a different combination of villa and bungalow elements, and sometimes elements from other styles, meaning that each is unique. Further, while both villas and bungalows are well represented as common typologies, examples of dwellings that reflect the transition between the two styles are becoming rare. 23 Enderley Avenue therefore has moderate rarity as an example of a transitional house that features a unique combination of stylistic elements, reflecting the changing themes and fashions of domestic architecture occurring during the 1910s, 20s and 30s.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 23 Enderley Avenue is a relatively unmodified example of a transitional house. While the house has been altered and extended, this is confined to the interior and the lean-to at the rear, and the building therefore retains the majority of its significant features from the time of its construction.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 23 Enderley Avenue is located on the northern side of Enderley Ave and is visible from the street, although it is partially obscured by the carport and planting. The lot on which the house was constructed has been subdivided twice, reducing the space around the building and therefore its visual prominence.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 23 Enderley Avenue is not an important visual landmark or feature, although it may be recognised by the local community as an example of a preserved older dwelling.</p>

<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 23 Enderley Avenue makes a contribution to the continuity and established built character of the street by providing evidence of material use and shifting trends in architectural design at the time of its construction in this part of Hamilton.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The properties around 23 Enderley Avenue have typically been redeveloped in the later decades of the 20<sup>th</sup> century and early decades of the 21<sup>st</sup> century. The buildings on these properties are of varying age, appearance, style, scale and materials, and do not amplify the values of 23 Enderley Avenue.</p>

<p><b>d. Technological Qualities</b></p>	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 23 Enderley Avenue has low technological significance. The materials, techniques and resources used were typical of domestic construction in Hamilton, and across the country, at the time.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Although the building at 23 Enderley Avenue 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><b>ii. HNZPT:</b> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 23 Enderley Avenue is not listed as a historic place with HNZPT.</p>

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

<i><b>i. Cultural:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The dwelling at 23 Enderley Avenue 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.

## g. Scientific Qualities

<i><b>i. Scientific:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 23 Enderley Avenue has some potential to contribute information relating to historic transitional housing construction through documentary research and physical 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:	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 23 Enderley 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 SA40D/758 (1988)*  
*CT SA1461/96 (1958)*  
*CT SA300/204 (1920)*  
*CT SA205/247 (1913)*  
*CT SA154/217 (1908)*  
*CT SA151/46 (1908)*  
*DP 8654 (1913)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 24 Thames Street

*Claudeland, Hamilton*



Figure 1: Hall located at 24 Thames 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup>

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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

---

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

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

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

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

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

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

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

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

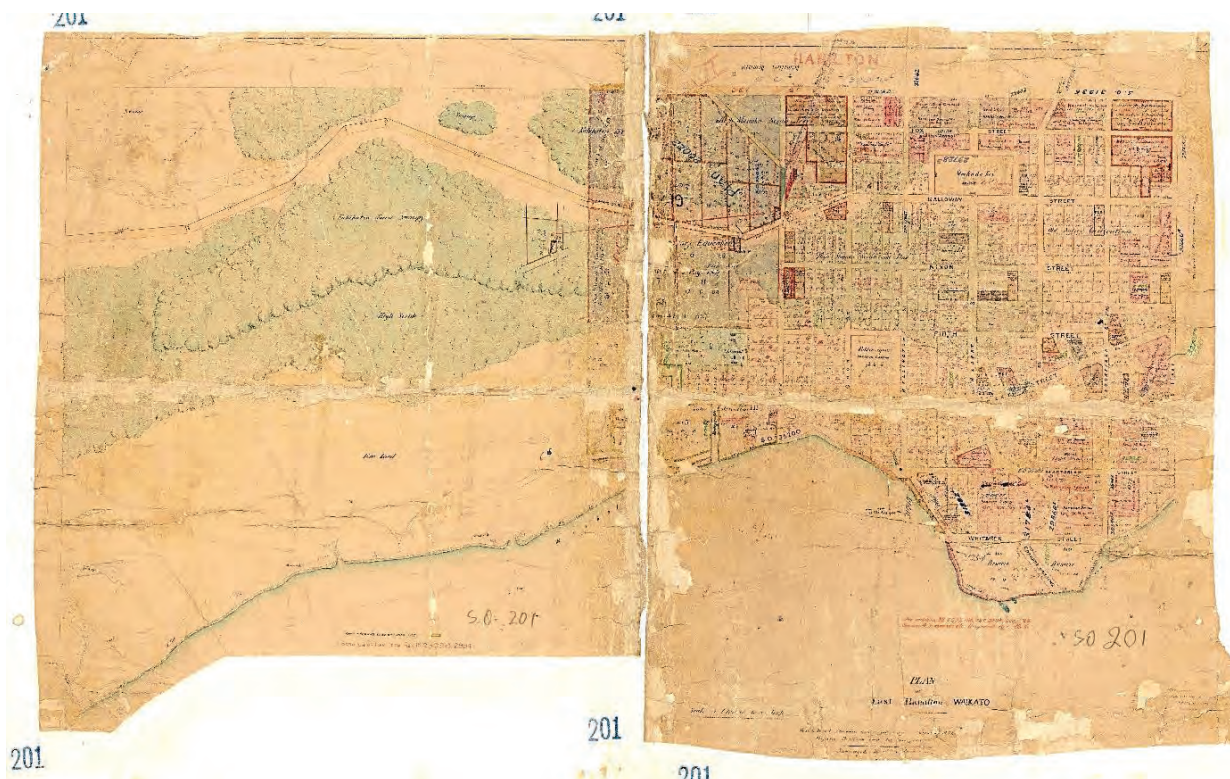


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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.<sup>9</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.<sup>13</sup> The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.<sup>14</sup> On October 27, 1892, the first A&P show was held at the grounds.<sup>15</sup> The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to

<sup>9</sup> Miropiko Reserve Management Plan, HCC (2001)

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

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

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

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

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

<sup>15</sup> <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.<sup>16</sup> 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

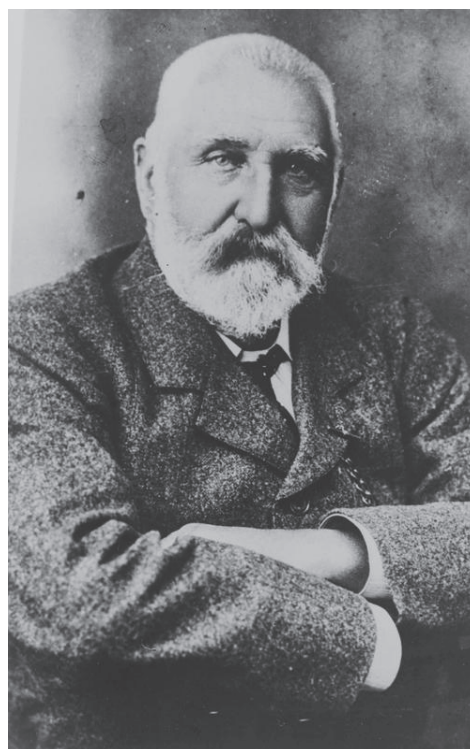


Figure 4: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives

The oldest record for the property is an 1884 Certificate of Title which gives Walter Derham as the owner of a large section of land in the Claudelands area (SA34/140). The subsequent Certificate of Title for the property, dated to 1891, still lists Derham as the owner and there appears to have been no subdivision up until the point (SA61/201). However, by 1899 Derham has subdivided and sold off most of his estate, including a rectangular block - between Thames Street to the north, Heaphy Street to the east, River Road to the west, and Piako Street to the south – to James Ingram (SA91/121). Ingram sells off the eastern half of this section to Primrose in 1907, and Primrose subdivides the section into individual lots (Figure 5).

Lot 75, at the corner of Heaphy Terrace and Thames Street, is sold to the General Trust Board of the Diocese of Auckland in 1916 (SA247/148). The property would remain in the Board's ownership until present times, though the name of the organisation was changed to the Waikato Diocesan Trust Board in the 1970's, resulting in a century-long period of ownership that still continues.

Considering the available Certificates of Title, survey plans, and the extant building, the hall was likely constructed in or soon after 1916 when the property was sold to the Diocesan Trust Board. Historic newspaper articles unfortunately don't document an opening day, but references to the 'Thames Street Hall' are recorded regularly from 1925 onwards.

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

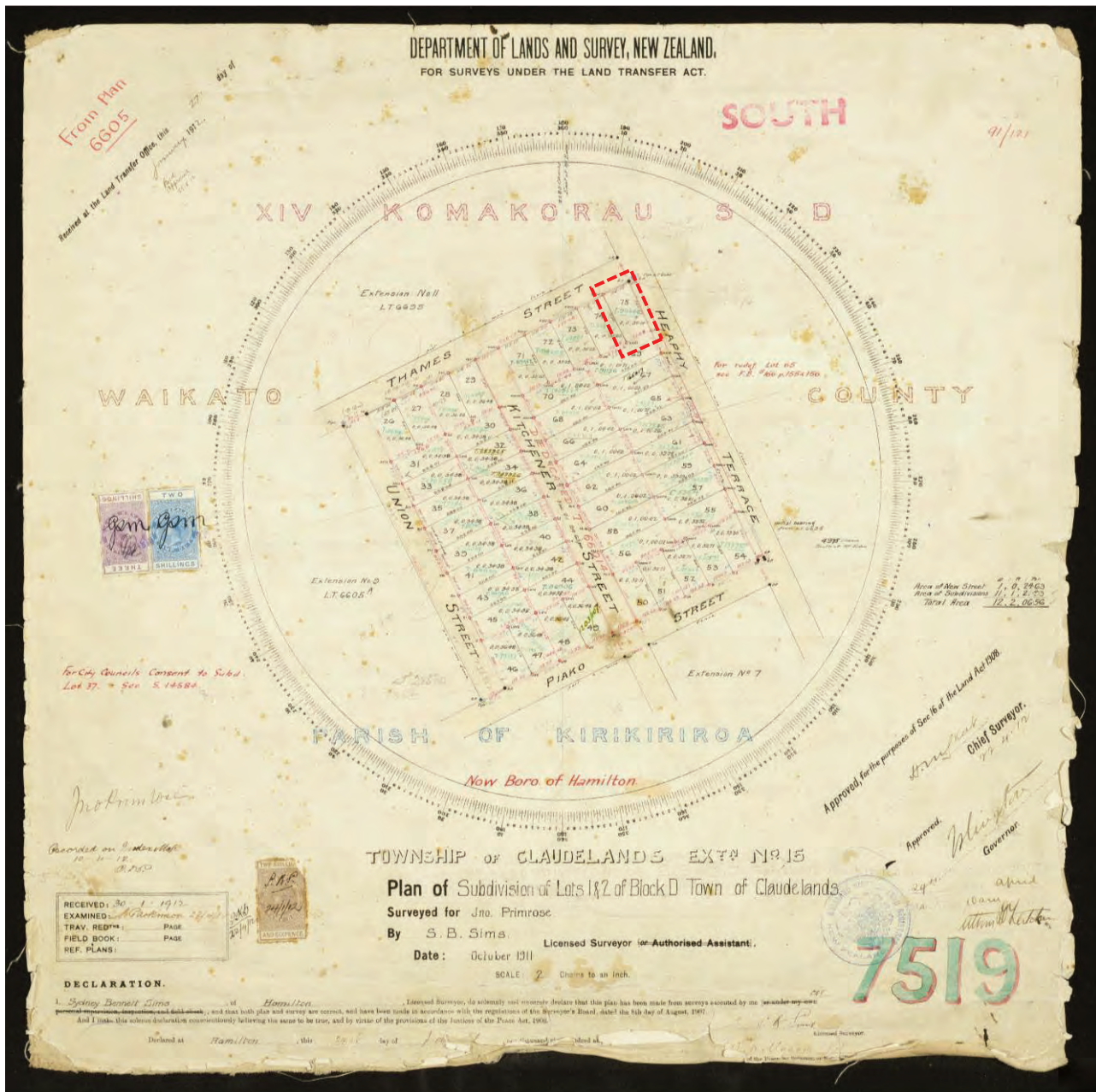


Figure 5: 1911 survey plan with Lot 75, the site where the hall would be constructed, indicated on the corner of Heaphy Terrace and Thames Street.  
 Source: LINZ, DP 7519



Figure 6: The hall at 24 Thames Street.



Figure 7: Aerial showing 24 Thames Street.  
Source: HCC GIS Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Heaphy Terrace and Thames Street in the suburb of Claudelands. The surrounding area is mostly residential, with Jubilee Park located immediately to the east of the property across Heaphy Terrace. The building is easily visible from the street, though large trees on Thames Street do partially obscure the building from some angles.

### 2.2 Property Details

Legal Description: Lot 75 DP 7519

Parcel ID: 4360571

Current CT: SA247/148

### 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 Council's existing Heritage Inventory. There are currently no recorded archaeological sites identified at 24 Thames 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 hall at 24 Thames Street appears to be designed mainly in the English Vernacular style although this was more common in domestic architecture at the time.

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 domestic and 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 common in larger rural cottages in the U.K.

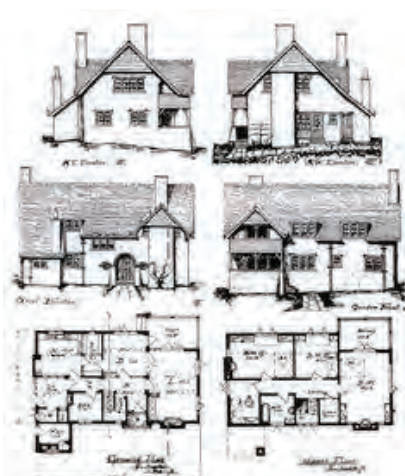


Figure 8: Examples of the English Vernacular style  
Source: Various

The structure has a single main gable roof for the length of the building with exposed rafters at the eaves and finials at gable ends. Roof cladding is of pressed metal sheets designed to replicate tiles. Soffits to the gables are TG&V boarding. The gables have simplistic yet robust eaves brackets at gable ends.

There is a symmetrical front entrance which features a large, recessed doorway and two flanking multipaned windows. The soffit of the recessed doorway has TG&V timber boarding/coving. There is a plain canopy above the front door which also forms a fire escape balcony. The balcony is formed by steel railings which connect to a steel ladder which is fixed into the façade to the right hand side. There is a large multipaned arched window above the entranceway below the apex of the gable roof which incorporates pivoting windows providing access onto the front door canopy. The exterior of the building is clad in a rough cast stucco render which is painted white.

The side elevations of the building are made up of seven bays each side. The front bays are blank at either side (assumed forming stairwells internally to the upper floor). The remaining six bays have (had) twenty light casement windows to each bay at either side of the building, providing light into the main hall. Between each bay are buttresses with water tabling mouldings below the eaves of the roof.

Window joinery is of thin steel sections. Door joinery is of timber. The front entrance has a double timber door with inset panels and nine light glazed panels.

There was a small gabled extension to the rear of the building when the building was constructed. This was made larger and added to in circa 1965 with a single storey brick addition connected to the original building which resulted in the removal of two bays of original windows at the east elevation. Around 1970 the rear of the church was extended again. The non-brick elements of the extension have stucco render to mimic the main 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>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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The hall located at 24 Thames Street has moderate associative value associated with the General Trust Board of the Diocese of Auckland and subsequently the Waikato Diocesan Trust Board organisations.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 24 Thames 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 19 <sup>th</sup> and early 20 <sup>th</sup> century. The former Thames Street Hall was constructed in the early 20 <sup>th</sup> century to provide services for a growing religious community, a popular historical theme in the early 20 <sup>th</sup> century.



## b. Physical/ Aesthetic / Architectural Qualities

<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its design, form, style, and simple ornamentation, the former Thames Street Hall building is of moderate architectural significance as an example English Vernacular architectural style used in a religious building within Hamilton.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the structure are not known.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The hall has moderate rarity value as an example of a religious building constructed in the English Vernacular style. It is an uncommon example within the area of Hamilton.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The hall has moderate integrity, retaining much of its original heritage fabric and features, although with some modification evident.</p>

## c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The hall has moderate significance for its setting, likely deliberately chosen to be constructed on a corner site for high visibility, and the property has not been subdivided since the original 1911 subdivision.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate significance as a local landmark as a well-known historic building on a prominent corner site which is likely recognised by the local community.</p>

<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 24 Thames Street contributes 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<sup>th</sup> century. The building formed part of the neighbourhood development in the 1920s and has continued in use as a community building since its completion.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its age, appearance, style, and setting the hall has group value as one of a small number of early 20<sup>th</sup> century religious community buildings spread across Hamilton which was constructed to serve the needs of the developing area.</p>

<p><b>d. Technological Qualities</b></p>	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The hall has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its</p>	<p><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 24 Thames Street is not listed as a historic place with HNZPT.</p>

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

<p><b>i. Cultural:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The hall has moderate cultural value as a place of religious collective association 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>

## g. Scientific Qualities

<p><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some potential to contribute to information about the history and architectural development of religious community buildings in this area of Hamilton in the early 20<sup>th</sup> 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:	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 24 Thames 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 SA24/140 (1884)*  
*CT SA61/201 (1891)*  
*CT SA91/121 (1899)*  
*CT SA247/148 (1916)*  
*DP 7519 (1911)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *25 Palmerston Street*

*Hamilton Central, Hamilton*



Figure 1: The dwelling at 25 Palmerston 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <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

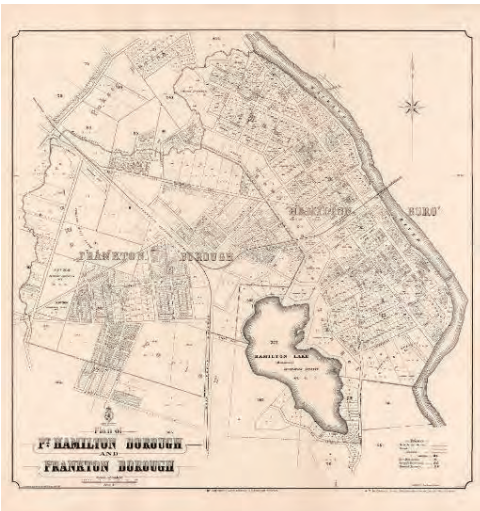


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives





Gillies transferred his entire estate to, referred to as the “Palmerston Estate”,<sup>4</sup> Owen Martin Monckton, sheep farmer, later in 1917 (SA293/285). Monckton then proceeded to sell off the individual lots. Lot 21, which would come to be known as 25 Palmerston Street, was sold to Gordon Stuart Reid in 1921 (SA321/350).

Historic newspaper articles show that Reid was a registered architect (Figure 7).<sup>5</sup> Reid practised on his own from as early as 1921<sup>6</sup> (Figure 7) when he was based in Victoria Street, and advertised tenders for construction of dwellings and small commercial buildings in both concrete and timber across the region, including in Te Awamutu and Matamata.<sup>7</sup>

In 1924, Reid went into partnership with John Willing Warren in 1924, after Warren’s partnership with J. Craster Blechynden was dissolved.<sup>8</sup> Together they designed multiple buildings, and were employed by the Waikato Hospital Board among other clients.<sup>9</sup> Warren and Reid dissolved their partnership by mutual agreement in 1929<sup>10</sup> and Reid went back into solo practise (Figure 8). He then took a role at the Health Department in Wellington and left Hamilton; and then travelled to England in 1942 where he died a year later.<sup>11</sup>

Reid owned the property at 25 Palmerston Street for three years before conveying it to Frederick Clifton McLean in 1924. McLean owned the property for a further two decades before conveying it to another party in 1943.

A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> centuries, but none are of historic significance.

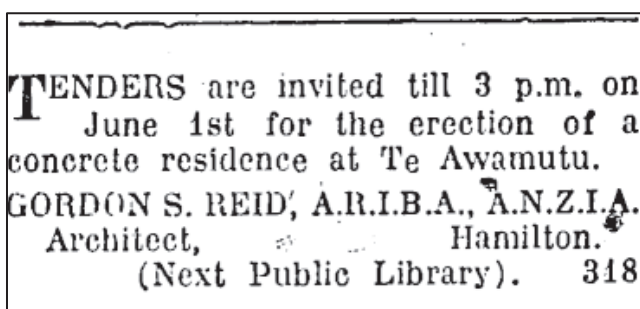


Figure 7: Advertisement for Reid in the Waikato Times, 1921.



<sup>4</sup> Monckton later took action against Gillies regarding the poor condition of the roads within the Palmerston Estate, being Hammond, Manning and Fow Streets. *Waikato Times*, 11 September 1919, Page 4

<sup>5</sup> *Waikato Times*, 8 June 1929, Page 6

<sup>6</sup> *Waikato Times*, 19 May 1921, Page 4

<sup>7</sup> *Waikato Times*, 21 May 1921; 6 August 1921; 28 September 1921

<sup>8</sup> *Waikato Times*, 10 January 1924, Page 4

<sup>9</sup> *Waikato Times*, 20 February 1925, Page 4

<sup>10</sup> *Waikato Times*, 8 June 1929, Page 6

<sup>11</sup> *Waikato Times*, 29 November 1943

Figure 8: Advertisement for Reid in the Waikato Times, 1929.

Figure 9: Aerial photograph dated 1964 showing 25 Palmerston Street (outlined).  
Source: Retrolens

Considering the Certificates of Title, survey plans, and the extant building (described below), it is likely that the dwelling at 25 Palmerston Street was built in or around 1921 when Lot 21 was sold to Reid. Given that Reid was an architect who designed houses, including houses constructed in concrete, it is also likely that he was the designer of the dwelling.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Palmerston Street in the suburb of Hamilton Central. The surrounding area is a mix of residential dwellings, recreational sites, and civic premises. The building is easily visible from the street, with a post and rail fence to the boundary. The site has not been subdivided since the original 1916 subdivision. A garage in the east corner of the section predates 1964 (refer Figure 9).

### 2.2 Property Details

Legal Description: Lot 21 DP 11512

Parcel ID: 4412344

Current CT: SA33C/567

### 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 site 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 25 Palmerston Street is an interpretation of the Arts and Crafts and Bungalow styles, believed to have been designed by Gordon S. Reid and constructed in concrete in c.1921.

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 19<sup>th</sup> 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) 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 terracotta tiles, use of varied claddings and exterior finishes to distinguish between floors, jettied floors and gable-ends, and towering chimneys.

The dwelling at 25 Palmerston Street is a three storeyed building, with a large footprint, typical of a grand Arts and Crafts residence. The rendered finish to the ground floor is smooth, while the finish to the first floor is stippled. The gable-ends and third floor feature half timbering.

The informality of the Arts and Crafts style meant that features of other styles were often integrated. This can be seen at 25 Palmerston Street, where typical Bungalow features such as curved and boxed bay windows; pointed bargeboards; exposed rafters in the main eaves, awnings and bay window eaves; and studded corbels below the gable panelling are all evident. The main entrance to the dwelling is on the side, rather than facing the street, and is accessed via a large covered porch, which was also a common feature of the Bungalow. The curved and box bay windows feature multi-pane fanlights and casements with leaded glass. Typically, the other windows of the building are timber frame, and likely to be historic; and aluminium, which are more modern replacements. The substantial geometric brackets below the second storey windows provide support for planter boxes.

The clustered arrangement of the gable roof forms seen at 25 Palmerston Street is typical of both styles. Like the neighbouring houses, the dwelling is entered on the first floor, with a low ground floor (or high basement) below, which was not a typical feature of either style but is a response to the site.

Although the Arts and Crafts style incorporated many other stylistic elements, the first floor balcony of the dwelling, which is orientated to the street and features heavy neo-classical balustrading, supported on stunted columns, appears incongruous with the overall composition. An aerial photograph taken in 1964 (*Figure 9*) confirms that the balcony did not exist at that time, although the date at which it was added is unknown. A modern conservatory has also been added to 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.*

<b>a. Historic Qualities</b>	
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 25 Palmerston Street has some associations with locally known individuals of the early 20 <sup>th</sup> century, including the assumed designer and occupant of the house, G. S. Reid. Reid was an architect who worked in solo and in partnership in Hamilton for several decades, and owned the property at 25 Palmerston Street for three years during his early career.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 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 19 <sup>th</sup> and early 20 <sup>th</sup> century.

<b>b. Physical/ Aesthetic / Architectural Qualities</b>	
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The building has moderate architectural significance as blend of the Arts and Crafts and Bungalow styles. The design includes elements that are distinctive of both styles, as well as unusual features that are not common to either style, which reflects the flexibility of Arts and Crafts. The use of brackets, corbels, and exposed rafters across the dwelling provides simple but prolific ornamentation on the building elevations. The balcony, which is a particularly strong aesthetic feature, is a later addition, and somewhat compromises the overall aesthetic of the building.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The builder of the dwelling is unknown, but it is likely that the architect of the dwelling was G. S. Reid, who purchased Lot 21 in 1921 and owned the property for three years. Reid was known to be the architect of residential buildings, including buildings constructed in concrete.
<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>	<b>Level of Significance:</b> High
	<b>Explanation:</b> The place has high rarity value as a residential dwelling constructed in a blend of the Arts and Crafts and Bungalow architectural styles. As with all

	<i>buildings constructed in these styles, it is entirely unique, and is locally and regionally uncommon.</i>
<b>iv. Integrity:</b> <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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>There have been two notable additions to the property: the balcony on the front (northwest) and the conservatory to the rear (southeast). The balcony, in particular, has compromised the overall design of the building and dominates the building as it is viewed from the street. In general, however, the building appears to retain most significant features of its time, although some windows have also been replaced.</i></p>

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> <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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>The place has moderate significance for its setting. The site has not been subdivided since the original subdivision in 1916, and the house has a strong street presence framed by the front fence.</i></p>
<b>ii. Landmark:</b> <i>The historic place is an important visual landmark or feature.</i>	<p><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>The place has moderate landmark value as it is a large dwelling that is easily visible from the street, and therefore likely somewhat recognised by the local community.</i></p>
<b>iii. Continuity:</b> <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>The place has moderate continuity value for its contribution to the character of the street and wider area, which was being developed during the early decades of the 20<sup>th</sup> century.</i></p>
<b>iv. Group:</b> <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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>The place has moderate group value as one of a number of early 20<sup>th</sup> century buildings in the bungalow style or featuring bungalow elements in this part of Palmerston Street, particularly 27, 29 and 31 Palmerston Street, and 2A Hammond Street (formerly 23 Palmerston Street).</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:** Moderate

**Explanation:** The dwelling at 25 Palmerston Street is believed to have been built in concrete. While concrete houses were not uncommon during the early 20<sup>th</sup> century, it was not the preferred method of residential construction; and its use displays a moderate level of innovation and divergence from the norm that has potential to contribute information about the history of house building.

#### 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 in the early 20<sup>th</sup> 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:** The place has some cultural significance for its contribution to a shared sense of identity and history in the local area. It is likely to have significance to the people who lived there, and their descendants. Beyond this, the place has no known value to the community.

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 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:	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 25 Palmerston 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 SA295/285 (1917)*  
*CT SA321/350 (1921)*  
*DP 11512 (1916)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 26 Bond Street

Hamilton East, Hamilton



Figure 1: Villa at 26 Bond 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 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 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.

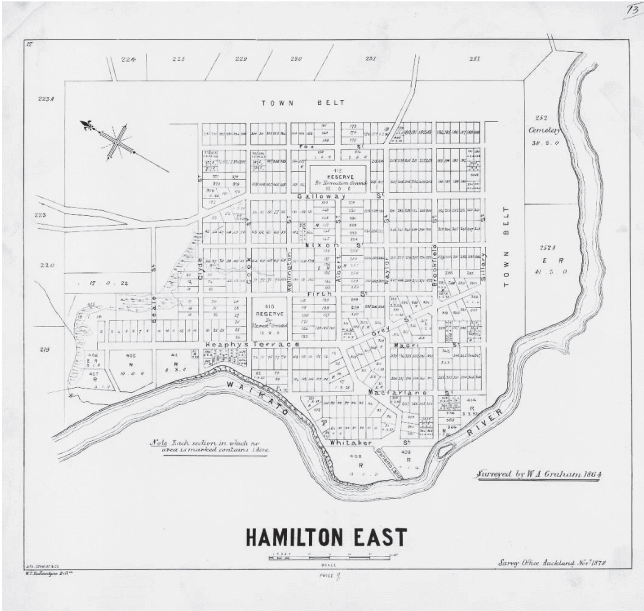


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.  
Source: ATL



Figure 3: Survey of Hamilton East, showing Bond Street labelled as 'Nixon Street', 1921.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikato, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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

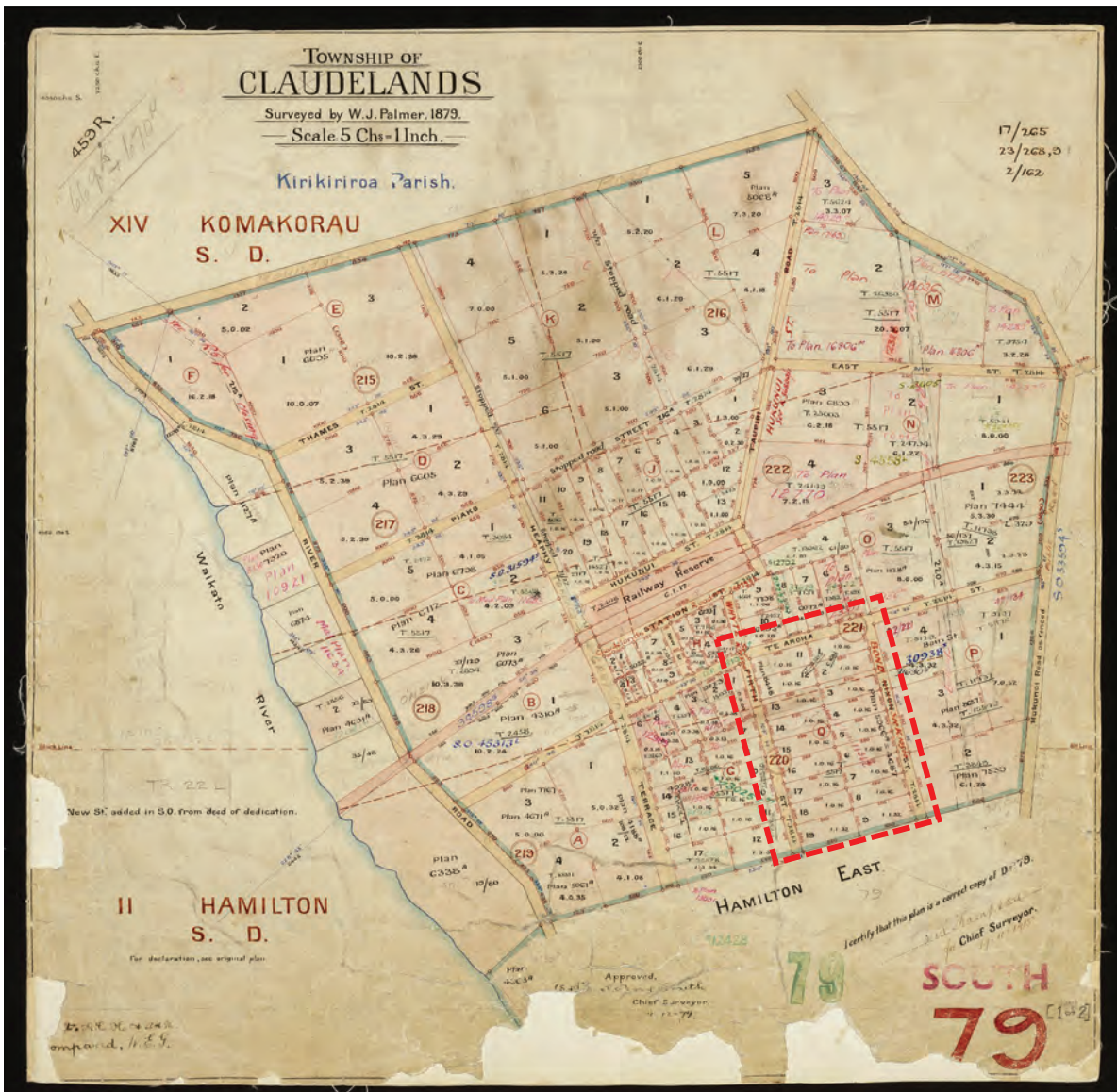


Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
Source: LINZ, DP 79

The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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.

<sup>9</sup> *Waikato Times*, Volume XLV, Issue 3595, 18 July 1895, Page 2

By 1900, the land on which 26 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup>

A survey plan dated to 1908 shows Warr subdividing his property into what appears to be the existing sections we see today, with the site of 26 Bond Street as it would become sitting on 'Section 13.' After Warr's death in 1915, his estate was settled for 3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup> His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

The current CT (SA321/176) is dated 1921, and lists Agnes Ghezzi wife of farmer, Joseph Augustus Ghezzi as the owners of Lot 13 of the Warrville Estate. Ghezzi received the first mortgage on lot 13 in 1921 and another in 1924. References to a residence at 26 Bond Street can be seen in the Waikato Times in 1923 and 1924 (advertising rooms for boarding).<sup>16</sup>

It is difficult to estimate the exact construction date of the dwelling at 26 Bond Street; however, comparing the certificate of title and survey plan information with the extant building (discussed below), due to its style and form it is likely that the dwelling was built between Warr subdividing his estate in 1908, and his death in 1915. As a contractor who was in ownership of the property for ten years, it is possible Warr had the dwelling constructed during his ownership and then sold the land and dwelling though there is no evidence to confirm this.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', *Waikato Times*, 2021

<sup>11</sup> Williams, *Waikato Times*, 2021

<sup>12</sup> Williams, *Waikato Times*, 2021

<sup>13</sup> Williams, *Waikato Times*, 2021

<sup>14</sup> Williams, *Waikato Times*, 2021

<sup>15</sup> Williams, *Waikato Times*, 2021

<sup>16</sup> *Waikato Times*, Volume 97, Issue 15882, 4 January 1924, page 1.



Figure 5: Survey plan, dated 1908.  
Source: LINZ, DP 4687.



Figure 6: 26 Bond Street opposite the intersection with Frances Street.  
Source: HCC GIS, 2021

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of Bond Street, adjacent the streets intersection with Frances Street, on a prominent site. 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 13 Deposited Plan 4687

Parcel ID: 4400851

Current Certificate of Title ref: SA321/176

### 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 26 Bond 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 26 Bond Street is a good example of an early 20<sup>th</sup> single faceted 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 19<sup>th</sup> century but became much more decorative further into the 20<sup>th</sup> 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 dwelling at 26 Bond Street is a single faceted bay villa estimated to have been constructed circa 1910. The building has a typical villa form, style, and layout, with a low extension to the south façade of the dwelling. The building has plain lapped weatherboard cladding, and a corrugated metal roof with a bullnose roofed verandah over the central entrance. The original brick chimney is still extant. Original timber-framed sash windows and door joinery is evident, and much of the presumed original details are still in place. Decorative elements typical of the period remain, such as eaves brackets, and recessed lozenges to fascias and verandah fretwork. The faceted bay

ornamentation features raised panels to the gables with roundels, quatre foils and decorative pressed metal sheets to the gable recesses.

Aerial photography and street views of the property indicate there is a later extension to the western side of the dwelling. The 2019 LIM indicates that building consents were issued in 1989 for a garage and in 2009 for extensions/alterations to the bedrooms, ensuite, laundry addition, bathroom & kitchen.<sup>17</sup> From the exterior of the property, the extension is clearly articulated as of a separate development, and subordinate to the original dwelling, with a low angled roof and stained-glass window, the extension is however in keeping with the original dwelling by the use of weatherboard cladding and timber joinery.

### 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.</p>

<sup>17</sup> Hamilton City Council, Amended 26 Bond Street, LIM 4509-2018, 2019-03-13, page 4.



<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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 26 Bond 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 Waikato. However, the land was part of a large section of Kahikatea swamp which was likely cleared in the late 19<sup>th</sup> century in preparation for subdivision. 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:</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 26 Bond Street is of moderate significance as a surviving example of the type of early residential timber villas that were commonly built in the early 1900's within Hamilton. The place demonstrates a typical pattern in residential housing provision and construction of the time. Due to its design, form, style and ornamentation, 26 Bond Street is of moderate architectural significance as an example of an early 20th century single faceted bay villa.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The dwelling was possibly constructed by builder Charlie Warr, who owned much of the land in the area prior to subdividing his estate, though there is no definitive proof of this.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 26 Bond Street is of moderate significance as a surviving example of an intact 1900's single faceted bay villa with some modification within Hamilton. Although a more common building typology at the time of construction, it 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><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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 26 Bond Street is a well-preserved example of a circa 1910 single faceted bay villa which is intact in its original form, with its original decorative elements still evident. The extension to the southern and western</p>

	facades are clearly subordinate to the original dwelling and have minimally compromised the buildings integrity.
--	--

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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 26 Bond Street has moderate significance for its setting as part of the original Warrville Estate established by Charlie Warr and his wife Ada. The lot has retained the original site layout, seen in the 1908 survey DP 4687, providing some value.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 26 Bond 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural styles/design in this part of Hamilton during the early 20<sup>th</sup> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its age, appearance, style, integrity and setting 26 Bond Street has some group value as one of a number of early 20<sup>th</sup> century single faceted bay villas which are dispersed across Hamilton East. The dwelling also has group value as one of a number of villa and bungalow dwellings on Bond Street constructed around the time of the 1908 subdivision of land by Warr.</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</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The villa at 26 Bond Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

technological or engineering history.	
---------------------------------------	--

e. Archaeological Qualities	
<p><i><b>i. Human, Occupation, Activities or Events:</b></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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Although the building at 26 Bond Street is thought to have been constructed circa 1921, 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><b>ii. HNZPT:</b></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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 26 Bond Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i><b>i. Cultural:</b></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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Built in the early 1900's, this villa makes a contribution to the continuity and sense of place of the local area, as an urban site, occupied for around 110 years.</p>

## 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 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 26 Bond 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)*  
*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

## 4.2 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*  
*CT SA61/201 (1891)*  
*CT SA97/34 (1900)*  
*CT SA234/60 (1915)*  
*CT SA321/176 (1921)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 26 Manning Street

Hamilton Central, Hamilton



Figure 1: The dwelling at 26 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 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>

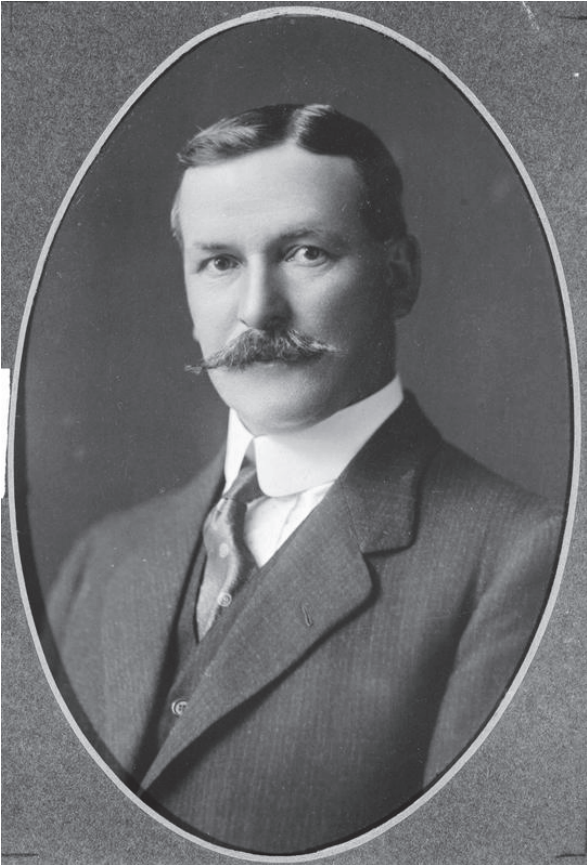


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

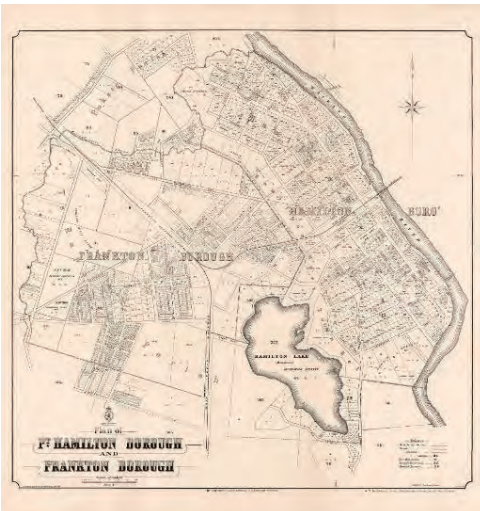


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

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 1927, Monckton sold Lot 67, which would come to be 26 Manning Street, to Robert Duffus McFarland, solicitor (SA455/102). However, McFarland only owned the property for a few months before conveying it to Arthur Robert Crampton, builder, in August of 1927. There are no contemporary newspaper advertisements or reports relating to Arthur Robert Crampton, which is unusual for a tradesman at the time.



Figure 6: 1916 survey plan. Lot 67, which would eventually become 26 Manning Street, is indicated.  
Source: LINZ, DP 11512

Crampton conveyed the property to Kate Booth Rowe in 1934. Two further transfers followed in the 1930s, after which George Henry Jew owned the property from 1939 to 1962. A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> centuries, but none are of historic significance. There have been no further subdivisions of the section.

Considering the Certificates of Title, survey plans, historic newspaper articles, and the extant building (described below), it is likely that the dwelling at 26 Manning Street was built by Crampton in or soon after 1927 when he acquired the property from McFarland.



Figure 7: 26 Manning Street.



Figure 8: Aerial of 26 Manning Street.

Source: HCC Aerials

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the western side of Manning Street in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is visible from the street but is partially obscured due to a large hedge at the front of the property. The section is slightly raised above street level, giving the sense that the building is taller than it really is.

### 2.2 Property Details

Legal Description: Lot 67 DP 11512

Parcel ID: 4326449

Current CT: SA30B/439

### 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 dwelling at 26 Manning Street was constructed c.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.

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 generous porch at the entrance, typically facing the street, 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 windows comprising casement and fanlight arrangements, 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

While dwellings in the Bungalow style were typically single storey, two and even three-storey interpretations (where land was sloping) were not uncommon. The dwelling at 26 Manning Street is an example of such a dwelling, having most of the typical Bungalow features in a two storey composition.

The main roof form is a low-pitched gable, with a smaller perpendicular gable orientated to the front (northeast). Unusually for a building in the Bungalow style, the dwelling has a symmetrical composition when viewed from the front. The projecting gable creates a generous entrance porch, above which the weatherboarded walls are finished in a bell-cast, supported on plain corbels. There is a central first-floor window with multi-paned casement sashes. The barge-end has a small section of timber panelling above the window, tucked under the deep eaves that are trimmed with pointed barge boards and supported on simple eave brackets. The return walls of the gable also feature multi-paned windows.

Either side of the entrance porch at ground floor level is a window of the same proportions, with fixed and opening casement and fanlight sashes, under a small but distinct window hood. The fanlight glass is leaded. At either end, the building has a chimney which has been finished in stucco render.

The other elevations are not symmetrical, and feature a timber frame joinery (windows and doors) of varying designs. The northwest elevation has multi-paned feature windows either side of the fireplace, a casement-and-fanlight window with a hood similar to those on the front elevation; and a window with multi-paned sashes on the first floor, also matching the front elevation. The southeast has joinery of varying ages, reflecting the changing use of the dwelling over time. There is a dormer extension to the rear (southwest) of the building, but there is no documentation to confirm when this extension was carried out or the extent of original fabric that may have been removed or otherwise impacted.

### 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><b>i. Associative Value</b> - 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place is not known to be associated with any individuals or groups of historic significance.</p>
<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 20<sup>th</sup> century.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The building has high architectural significance for its interpretation of the Bungalow style. The most visible elevations, being the front (northeast) and the northwest, feature a combination of elements typical to the style; and the projecting two-storey gable with deep porch below, positioned centrally in a symmetrical composition, distinguishes the building within the streetscape.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the dwelling are unknown. It is likely that the builder was Arthur Robert Crampton who owed the property from 1927 until 1934; however, other than his being identified as a builder on the Certificate of Title, there is no documentary evidence to support this.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate rarity value as an early 20<sup>th</sup> century dwelling built in the Bungalow style. Its two storey form and the symmetrical arrangement of the front elevation mean that it is unusual when compared to other Bungalows.</p>

<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The dwelling at 26 Manning Street is considered to have moderate integrity. The front (northeast) and side (northwest) elevations that are highly visible from the street are also the elevations that appear to retain most, if not all, of their original fabric. The other building elevations have been more heavily modified, which has impacted on the building's overall integrity.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The elevated setting of the dwelling at 26 Manning Street extends its visibility and significance in the streetscape. The section has not been subdivided since the house was built, which also moderately extends the significance of the place.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some landmark value as it is visible from the street and on an elevated site, but is located at the end of a cul-de-sac and therefore is unlikely to be recognised beyond the local community.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building at 26 Manning Street has some continuity value, having stood for approximately 90 years, and makes a contribution to the character of the street and wider area due to its prominent street front position.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate group value as one of a small number of 20<sup>th</sup> century two-storey bungalow style dwellings in Hamilton city.</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:** The archaeological significance 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 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 some cultural significance for its contribution to a shared sense of identity and history in the local area. 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.	
--	--

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>	<b>Level of Significance: Low</b>
	<b>Explanation:</b> 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 26 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 SA455/102 (1927)*  
*DP 11512 (1915)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 27 Ingleton Terrace

Fairfield, Hamilton



Figure 1: Moderne residence at 27 Ingleton Terrace, 2021.  
Source: Real Estate 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.*

Hamilton East was one of the first established suburbs in the city, surveyed in 1864 by William Australia Graham. As the suburb flourished, areas to the north of Hamilton East began to become populated and establish themselves as suburbs in their own rights, albeit at a slower pace. Fairfield was one such suburb. It 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 (now known as Claudelands, located between Hamilton East and Fairfield) in the late 1870's. Little information is available on the development of Fairfield as a 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 property at 27 Ingleton Terrace was originally encompassed within a large section of land owned by Francis Richard Claude in the 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. Storey proceeded to cut up the large estate and sell smaller sections of it off, but retained a section of the land, Lot 53, which sat between Fairfield Road to the north and Ingleton Terrace to the south. Lot 53 was subdivided in 1937 (CT SA693/194) and individual property lots sold off to various parties. Lot 56 of this smaller subdivision, which would come to encompass 27 Ingleton Terrace, was sold to Doreen Pickup, Spinster, in 1938 (CT SA708/42).

According to searches of historic newspaper archives, Doreen appeared to have been the daughter of socialite parents with many articles detailing the particular outfits worn, and social activities attended – though no detail on the occupation or social significance of either Doreen or her parents. Articles also indicate that Doreen was attending St Cuthbert's School in Auckland in 1935 and was therefore very young when she acquired the property in 1938. It's likely that Doreen, or her parents, commissioned an architect, discussed further below, to construct the building at 27 Ingleton Terrace in the Art Deco/Moderne style, which was popular at the time. Doreen owned the property until 1970 when it was transferred to Jacobus Van Kampen, civil engineer.

The dwelling at 27 Ingleton Terrace has been previously identified as being associated with Terence Phillip Vautier, a Hamilton architect, who may have been responsible for its design.<sup>1</sup> 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 2) 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 2: Terence Vautier, 1970.  
Source: M.C. Vautier



Figure 3: The former 'Menziess' 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.*

*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).*

---

<sup>1</sup> Archgen 754 - Research Project, A. Morris, 2019 p.65

*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.



Figure 4: 27 Ingleton Terrace view from the road way.



Figure 5: Aerial showing 27 Ingleton Terrace.  
Source: HCC GIS Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the northern side of Ingleton Terrace in Hamilton East. A large hedge is located immediately in front of the property which partially obscures it from the street, but the building is still somewhat visible. The property appears to have not been subdivided since the section was purchased in 1938. The surrounding area is entirely residential.

### 2.2 Property Details

Legal Description: Lot 56 DP 27284

Parcel ID: 4454165

Current CT: SA56C/923

## 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 27 Ingleton 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 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 in New Zealand 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 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.

27 Ingleton Terrace is a two-storey Moderne styled residence built in approximately 1937/1938. The building is timber framed and façades have a stucco cladding throughout. The building is partially obscured from the road view by large hedges along the driveway and to the garden. However, the south, east and west elevation is visible from the street. The south elevation faces out towards the Waikato river (Figure 5). The roof is single pitched and hidden behind the roof parapets. The roof parapet features a delicate capping course.

The west and south elevation (street facing) have curved facades, and geometric window units throughout. The street facing elevation features a curved projection from ground to first floor with bay windows to each floor. The south, east and west elevations have a projecting cornice at the ceiling level of the first floor, with the exception of the curved southern section. Window joinery is mainly of plain timber casements.

There is a portico attached to the south elevation at the west which is not original or in keeping with the building design. The rear elevation (north) has a large, curved extension which is also not original.

While the use of the Art Deco 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). 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 original condition make this a significant authentic example of its type. Aerial photographs indicate that the property has been modified with paving and landscaping over time.

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.<sup>2</sup>

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
- 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><b>Level of Significance: Low</b></p> <p><b>Explanation:</b> <i>27 Ingleton Terrace has associations with locally known individuals during various periods of its occupation; however, none of these individuals are historically notable. There are no other 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.</i></p>

<sup>2</sup> Archgen 754 - Research Project, A. Morris, 2019 p.65



<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace has moderate significance with regard to local historical patterns. Built in a suburb which didn't begin to develop until the mid-20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> century in other suburbs which were established earlier. The property is an example of domestic architectural development, being one of a group of 2-storey Moderne styled houses, with good 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>

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace is of moderate significance as one of a group of unusual private properties, in the Moderne style in large scale and with two storeys. While the use of the Moderne style in the region is widespread, these were usually constructed on a much smaller scale (typically single storey). The use of the Moderne style at this scale is of note for the City and region.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the dwelling are unknown. However, it is possible that this 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><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace has moderate rarity significance as a surviving example of an intact mid-20<sup>th</sup> century Art Deco / Moderne dwelling at this scale. Although a common building typology at the time, it 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><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace appears to have moderate authenticity and integrity, retaining the majority of its original features. The extensions to the building do reduce the integrity of the building where these are out of keeping with the original styling.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace is located on the northern side of Ingleton Terrace and is visible from the street, though is partially obscured by a large hedge to the street frontage of the property. The extant dwelling's footprint retains much of its original site layout. Despite the later additions the house retains its visual character and provides setting value. However, the street elevation of the house is partially obscured by a high hedges.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace has some landmark value as a large and recognisable Moderne dwelling of the 1930's</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 27 Ingleton Terrace 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. The street elevation is partially obscured by high hedges, resulting in some loss of continuity value of the place,</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its appearance, age, and style, 27 Ingleton Terrace has some group value as one of a few larger two storey examples of Moderne styled dwellings in Hamilton.</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:** 27 Ingleton Terrace 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. 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 27 Ingleton Terrace is thought to have been constructed in the early 20<sup>th</sup> 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:** 27 Ingleton Terrace 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*

**Level of Significance:** Low

**Explanation:** Occupied for approximately 90 years, 27 Ingleton Terrace 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 and local residents.

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
---	--

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The building has some potential to contribute to information about the design and construction of larger scale grand residential dwellings in the early to mid-20 <sup>th</sup> century in the Waikato region.

### 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 27 Ingleton 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*  
*Te Ara Encyclopedia of New Zealand*  
*'The Dead Tell Tales', Waikato Times (2013)*

### 4.2 Historic Titles, Deeds and Survey References

*CT SA62/71 (1891)*  
*CT SA71/90 (1894)*  
*CT SA121/97 (1904)*  
*CT SA454/121 (1927)*  
*CT SA693/194 (1937)*  
*CT SA708/42 (1938)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 27 Palmerston Street

Hamilton Central, Hamilton



Figure 1: The dwelling at 27 Palmerston 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>

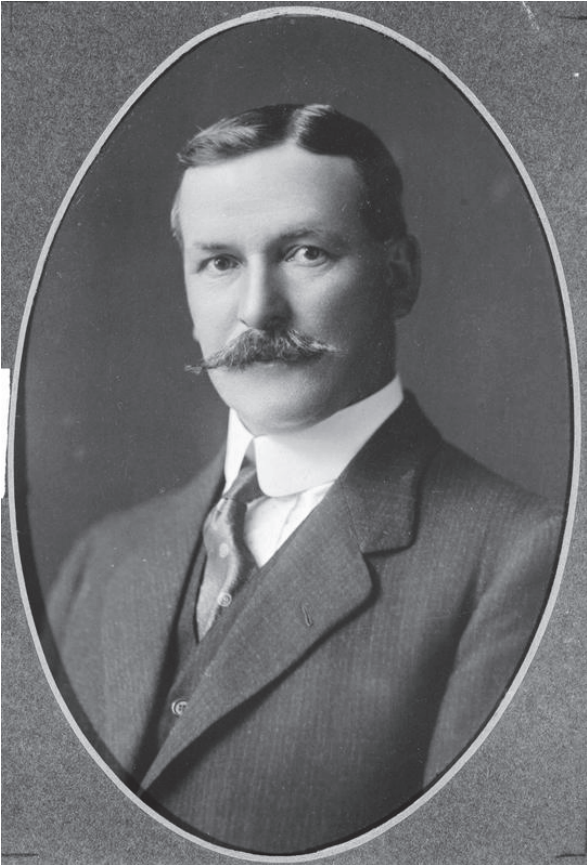


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

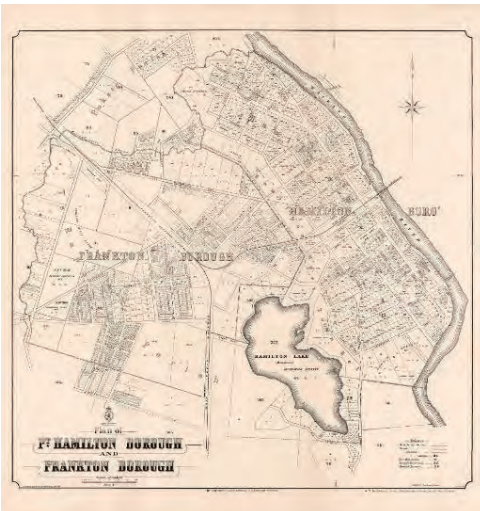


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives



Palmerston Street formed the northwestern boundary of a large 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 intersecting with Palmerston Street were part of the subdivision, along with 78 residential lots (DP 11512, Figure 6).



Figure 6: 1916 survey plan undertaken for Gillies, showing the subdivision of his estate. Lot 20, which would become 27 Palmerston Street, is indicated.  
Source: LINZ, DP 11512

Gillies transferred his entire estate, referred to as the “Palmerston Estate”<sup>4</sup> to Owen Martin Monckton, sheep farmer, later in 1917 (SA293/285). Monckton then proceeded to sell off the individual lots one-by-one. He sold Lot 20, which would come to be known as 27 Palmerston Street, to Nellie Williams in 1921 (SA322/219).

Williams owned the property for two years before conveying it to Emma Maud Ranby, wife of Joseph William Ranby, in 1923. The property was then conveyed via transmission in 1936, but appears to have been kept in the family. A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> centuries, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building (described below), the dwelling at 27 Palmerston Street was likely constructed between 1921 when Williams purchased Lot 20, and 1923 when Ranby purchased the property from Williams.

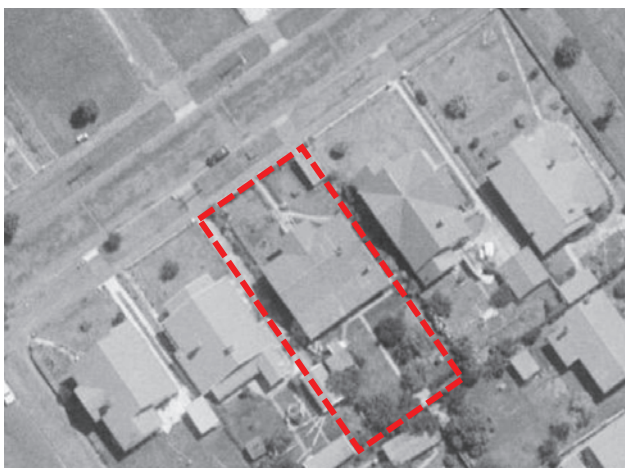


Figure 7: Aerial photograph dated 1964 showing 27 Palmerston Street (outlined).  
Source: Retrolens



Figure 8: Aerial of 27 Palmerston Street.  
Source: HCC Aerials

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Palmerston Street in the suburb of Hamilton Central. The surrounding area is a mix of residential dwellings, recreational sites, and civic premises. The building is elevated above street level and is partially visible from the street, but also partially obscured due to vegetation. The site has not been subdivided since the original 1916 subdivision. A garage has been constructed in the east corner of the site, but has been designed in keeping with the style of the dwelling, and is not highly visible. The front boundary is identified with a low concrete fence. The design of this fence is the same as that of adjacent properties at 29 and 31 Palmerston Street, suggesting that they may share the same construction date.

### 2.2 Property Details

Legal Description: Lot 20 DP 11512

<sup>4</sup> Monckton later took action against Gillies regarding the poor condition of the roads within the Palmerston Estate, being Hammond, Manning, and Fow Streets. *Waikato Times*, 11 September 1919, Page 4

Parcel ID: 4445161

Current CT: SA29C/122

## 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 site 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 27 Palmerston Street was constructed c.1921, and is built 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 roofs (unlike the steep pitch of the villa); an asymmetrical form with a verandah or porch to the street facing elevation; curved and box bay windows with independent hood roofs; casement and fanlight windows with multipaned or leadlight glass; exposed rafters in the eaves; and the use of bell cast shingling or weatherboarding in the gable-ends.





Figure 9: 'Typical' examples of the bungalow style.  
Source: Various

The dwelling at 27 Palmerston Street has many of these typical features. Like the neighbouring houses, the dwelling is entered on the first floor, with a low ground floor (or high basement) below. Although the composition of the front elevation is largely symmetrical, the deep porch under the central gable and the box bay windows either side with exposed joist-ends below the sills and exposed rafters to the deep window hoods are accentuated bungalow-style elements, as are the partial-height walls and geometric detailing of the porch. The gable-ends of the dwelling have weatherboarding that is turned out in a shallow but distinguishable bell cast, and there are exposed rafters in the eaves. Windows are typically casement sashes, although there are also awning and feature windows, some of which have leaded glass.

Aerial photographs indicate that a substantial gabled-roof addition has been constructed at the rear (southeast) of the dwelling (compare Figure 7 and Figure 8) but there is no documentation that confirms when this addition was made. It does not affect the primary elevations of the building, or the way that it responds to the site and setting.

### 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><b>i. Associative Value</b> - 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> <i>The place is not known to be associated with any individuals or groups of historic significance.</i></p>
<p><i><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> <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 19<sup>th</sup> and early 20<sup>th</sup> century.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> <i>The building has moderate architectural significance as an example of the bungalow style. The symmetrical frontage, and the box bay windows with exposed joist-ends, deep eaves and exposed rafters, distinguish it from other bungalows of the same period.</i></p>
<p><i><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> <i>The architect and builder of the dwelling are unknown.</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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has some rarity value as an example of a 20 <sup>th</sup> century bungalow.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> Aerial photographs indicate that there has been a large gable extension to the rear of the property. However, this is not highly visible. Generally, the building appears to have retained the majority of its original features and fabric from the time of its construction.

### 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate significance for its setting. The site has not been subdivided since the original subdivision in 1916, prior to construction of the dwelling. A garage erected on a rear corner of the site does not noticeably detract from the setting.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has some landmark value as it is visible from the street, and positioned above street level, and is therefore likely somewhat recognised by the local community.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate continuity value for its contribution to the character of the street and wider area, which was being developed during the early decades of the 20 <sup>th</sup> 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 the place, group and landscape or extend its significance.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate group value as one of a number of early 20 <sup>th</sup> century bungalows or buildings featuring bungalow style elements in this part of Palmerston Street, particularly 25, 29 and 31 Palmerston Street, and 2A Hammond Street (formerly 23 Palmerston Street).

#### 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 in the early 20<sup>th</sup> 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:** The place has some moderate cultural significance for its contribution to a shared sense of identity and history in the local area. It is likely to have significance to the people who lived there, and their descendants. Beyond this, the place has no known value to the community.

capacity of the place can potentially increase understanding of past lifestyles or events.	
--	--

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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 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 27 Palmerston 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 SA295/285 (1917)*  
*CT SA322/219(1921)*  
*DP 11512 (1916)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *28 Claudelands Road*

*Hamilton East, Hamilton*



Figure 1: Corner Bay Villa at 28 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 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.

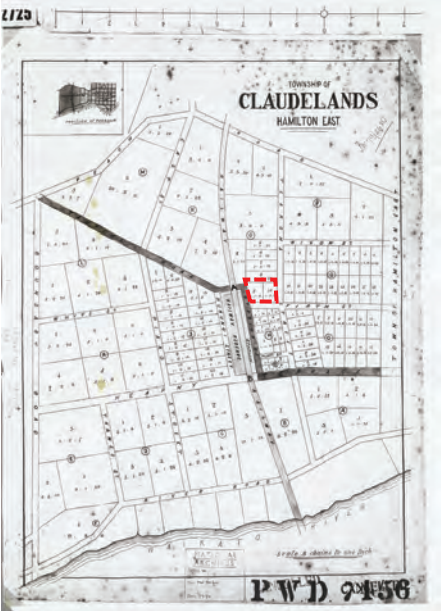


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.  
Source: Waikato Library Archives



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.<sup>1</sup>

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.<sup>2</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>3</sup>

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.<sup>4</sup> 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.<sup>5</sup> A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.<sup>6</sup>

The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.<sup>7</sup> On October 27, 1892, the first A&P show was held at the grounds.<sup>8</sup> 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.<sup>9</sup> 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.

Very little specific information can be found on the dwelling at 28 Claudelands Road or its historic occupants. The property at 28 Claudelands Road (formerly known as Station Street) was originally encompassed with Allotment 221, Block O, and sits on the boundary of Hamilton East and Claudelands. The oldest certificate of title for the land can be traced back to 1882 (SA31/25), where Lot 9 was transferred from Francis Richard Claude to Jane Hall, wife of blacksmith, Charles Hall. In 1912 Jane Hall transferred the land to Mary Emily Paltridge, wife of local grocer Henry Paltridge. After Harry Hardley died in 1907, Mr Paltridge took over the general store on the corner of Grey and Te Aroha Streets until 1920.<sup>10</sup>

---

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

<sup>2</sup> *Miropiko Reserve Management Plan, HCC (2001)*

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

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

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

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

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

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

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

<sup>10</sup> <https://www.pressreader.com/new-zealand/waikato-times/20120702/281878705468487>

Mrs Paltridge made several conveyances during 1912, suggesting the land was subdivided. This is confirmed by a 1912 survey plan (DP 7798) for Mr H Paltridge, which shows that the subdivision of Block O into what appears to be the extant sections we see today, with the place of 28 Claudelands Road sitting on 'Lot 5' (Figure 4). That same year lot 5 was transferred from Mary Paltridge to Kate Elizabeth Cook, wife of painter, Thomas Joseph Cook (SA199/44). Kate Cook received the first record mortgage on lot 5 in 1915. Her mortgage and land were transferred to Alfred Lloyd, a hotel manager in August 1915. The next mortgage to occur was by Colin Burt Mills in 1941.

Several conveyances occurred to the property in the late 1900s, but none appear to be of historic significance. It is difficult to estimate the exact construction date of the dwelling at 28 Claudelands Road; however, comparing the certificate of title and survey plan information with the extant building (discussed below), the dwelling was likely constructed either prior to 1912, estimated at most likely circa 1905 whilst under ownership from Jane Hall (although her husband was bankrupt in 1886 and had died in 1907, or potentially constructed as a late villa circa 1912 by Emily Paltridge using the proceeds from the subdivision.

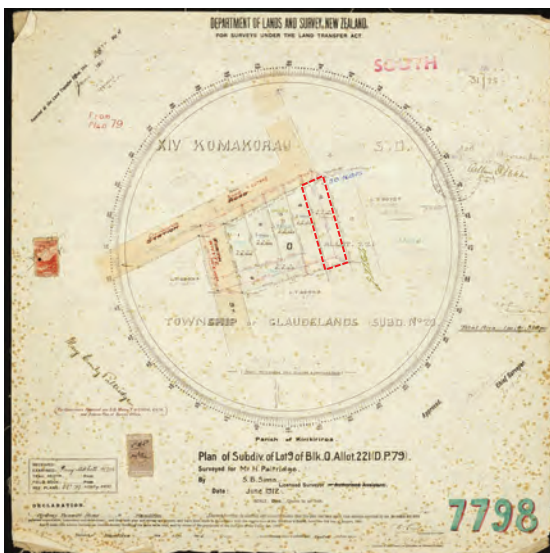


Figure 4: Survey plan, dated 1912 (DP 7798).  
Source: LINZ



Figure 5: 28 Claudelands Road set back from a prominent corner site, 2021.  
Source: HCC GIS

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located at the end of Claudelands Road, 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 5 DP 7798

Parcel ID: 4304834

## 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 28 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 28 Claudelands Road is a good example of an early 20th century 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 6 Claudelands Road is a corner angle double bay villa estimated to have been constructed circa 1905-12. The hipped roof has two gable bays projecting from it and a single brick chimney. 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 has a large brick chimneys to the south west

The property has projecting bays to the north (faceted bay), and west (square bay). The building has horizontal bevel back timber weatherboard cladding and a timber frame roof with corrugated metal roof cladding.

There is an open verandah, with bullnose roof cladding detailing, which faces onto Claudelands Road. There are two doors off the verandah at either end. The corner of the verandah has a small gable above. The verandah has vertical boarding to close the deck to ground level.

The windows are timber framed double hung sash units. The north elevation under the verandah 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 verandah fretwork, decorative verandah posts, and balusters, bay cornice and eaves bracket fretwork with tear drops. The eaves above the verandah have a repeating small bracket to the north and west elevations. The verandah posts have decorative brackets.

### 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 28 Claudelands Road has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, though none of these are of relevance to the local area, region, or nation as a whole.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 28 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 20<sup>th</sup> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 28 Claudelands Road is of high significance as a surviving example of the type of early residential corner angle double bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design and associated decorative elements give it high architectural significance.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 28 Claudelands Road is of high significance as a surviving example of an intact early 1900's corner angle double 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>
<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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 28 Claudelands Road is a well-preserved example of turn-of-the-century architecture in Hamilton and is still relatively intact in its original form with what can be assumed to be its original decorative elements. 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 sub-ordinate to the main original plan and form of the corner bay villa.</p>

<p><b>c. Context or Group Qualities</b></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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 28 Claudelands Road has moderate significance for its setting, having not been subdivided since the original 1912 subdivision (DP 37798). 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:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 28 Claudelands Road has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older high status private dwelling.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street,</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 28 Claudelands Road makes a contribution to the established built character of the street. It provides</p>

<p>neighbourhood, area or landscape.</p>	<p>evidence of early residential development in this part of Hamilton. The property on its 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:</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting 28 Claudelands Road has some group value as one of a small number of early 20th century corner angle double bay villas found within Hamilton.</p>

<p><b>d. Technological Qualities</b></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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The villa at 28 Claudelands Road has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Although the building at 28 Claudelands Road is thought to have been constructed circa 1905-12, 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</p>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 28 Claudelands Road is not listed as a historic place with HNZPT.</p>

Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

<b>f. Cultural Qualities</b>	
<i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The dwelling at 28 Claudelands Road provides some evidence of historical continuity for the local area having been a prominent architectural feature since the early 20<sup>th</sup> 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>

<b>g. Scientific Qualities</b>	
<i><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 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 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 28 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 SA31/25 (1882)*  
*CT SA199/44 (1912)*  
*CT SA23A/309 (1977)*  
*DP 79 (1879)*  
*DP 7798 (1912)*  
*DP 29223 (1939)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 28 Naylor Street

Hamilton East, Hamilton



Figure 1: Villa at 28 Naylor 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 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: 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 (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup>

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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

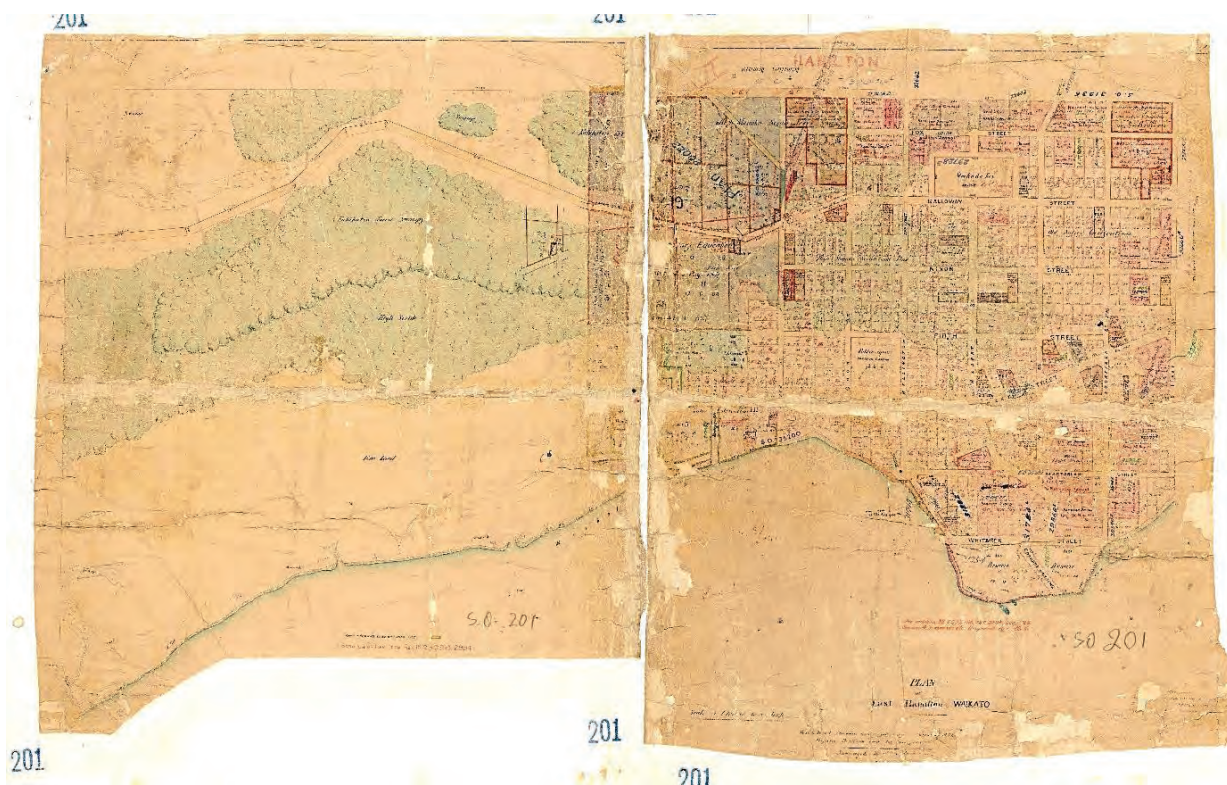


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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

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

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

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

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

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

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

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

The property at 28 Naylor Street was originally encompassed within Allotment 291 Hamilton East, a one-acre block that was granted to 'J. B. Whyte' and 'W. Hay' according to the 1864 survey map drawn up by William Australia Graham. The oldest certificate of title for the property can be dated to 1876 (SA16/34), and lists John Blair Whyte, and William Macgregor Hay, which matches the 1874 map. In 1889, John Hay transferred his share of the land to John Whyte. In 1894, Whyte transferred the property to Michael Murray, labourer, and in 1905 Michael Murray conveyed the property to Denis Maroney, farmer. Murray only owned the property for a year before transferring the property to Annie Bullock, wife of Samuel Bullock, in 1906. Charles Rees then took ownership of the property later in that same year.

In 1907, ownership changed once more from Rees to Sophia Sheldon, wife of Samuel James Sheldon. A new certificate of title was then created (SA143/217), dated to 1907, which also gives Sheldon as the owner. A survey plan dated to 1907 and with Sheldon's name attached, shows the property being subdivided from the main section of land. Elizabeth Napier and Emily Isabella Cameron became the next owners of the property, though the date of this transaction is illegible. In 1934, Napier died, and her shares of the property were conveyed via transmission to Cameron. The property was conveyed a number of times over the next few decades, but none of these are of note or significance to the property.



Figure 5: 1907 survey plan showing the subdivision of the site to create 28 Naylor Street.  
Source: LINZ



Figure 6: Aerial of 28 Naylor Street.  
Source: HCC GIS

It is difficult to estimate the exact construction date of the dwelling at 28 Naylor Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed around 1907 when Sheldon took ownership of the property, and had it subdivided from the main section of land to create what is now 28 Naylor Street.

## 2. Physical Description

### 2.1 Setting - Site Description

The dwelling is located on the southern side of Naylor Street in Hamilton East. Large trees partially block the view of the building from the street.



## 2.2 Property Details

Legal Description: Part Allot 291 TN OF Hamilton East

Parcel ID: 4387444

Current CT: SA143/217

## 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 28 Naylor 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 28 Naylor Street is a good example of an early 20<sup>th</sup> century villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WW1, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19<sup>th</sup> century but became much more decorative further into the 20<sup>th</sup> 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 WW1 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 dwelling at 28 Naylor Street is an increasingly rare corner angle two bay villa with hipped gable roof, estimated to have been constructed around 1907.

The roof layout includes two main gables, and hipped roof with another small gable centrally. In plan, the original dwelling follows the form of a corner angle bay villa, mostly symmetrical with a extensions at the north west corner and rear. There are two main gables at ninety degrees to each other facing north and west. Both gables have projecting bay windows. The Naylor Street north facing bay is faceted, whilst the western bay is rectangular. The inner faces of the gables have rough finish stucco render applied. Both projecting bays feature large double hung sash windows with separate small top-lights above.

The building has horizontal plain timber weatherboard cladding and a corrugated steel roof cladding. There is a large rendered corbelled brick chimney, and verandah with a bullnose roof that faces north onto Naylor Street. The original west side of the verandah has been removed and a lean to modern extension installed with plain timber weatherboards and casement windows, thereby increasing the internal space. The sub-floor spaces are enclosed by vertical timber boards.

Window joinery is mainly of double hung sash windows with the exception of the north west extension. The front door joinery is of timber in three bays with raised panels, with lozenge and decorative glazing and likely to be original.

A number of original decorative elements remain, such as the corbelled brick chimney stack, moulded eaves brackets, moulded gable brackets, moulded verandah brackets, bordered fretwork, and decorative posts and balustrade.

Aerial photographs of the property indicate there has likely been additions to the rear of the house.

### 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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 28 Naylor Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, though none of these are of relevance to the local area, region, or nation as a whole.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 28 Naylor 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 East area, it is set in an urban landscape laid out on a grid system in 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction. The property is an example of domestic architectural development, being one of a rare group of early 20<sup>th</sup> 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.</p>

## b. Physical/ Aesthetic / Architectural Qualities

<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 28 Naylor Street is of high significance as a surviving example of the type of early residential corner angle double bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design and ornamentation give it high architectural significance.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Unknown, (most likely purpose built).</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> 28 Naylor Street is of high significance as a surviving example of an intact early 1900's corner angle double 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>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 28 Naylor Street is an altered example of circa 1907 corner bay villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. The Naylor Street facing elevation has been extended with an additional lean-to. Later extensions and alterations reflect changes made for subsequent occupants; however they do have an impact on the overall integrity of the dwelling.</p>

## c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 28 Naylor Street is located on the southern side of Naylor Street in Hamilton East. It is partially blocked from view by large trees, and therefore only has low significance in terms of its setting.</p>
---	--

<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 28 Naylor Street has low significance as a local landmark which is likely somewhat recognised by the local community.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 28 Naylor Street makes a contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton. However the later additions have reduced the continuity value of the street facing elevations.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its age, appearance, style, 28 Naylor Street has some group value as one of a small number of early 20th century corner angle double bay villas which are dispersed across Hamilton East.</p>

<p><b>d. Technological Qualities</b></p>	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 28 Naylor Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 28 Naylor 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 capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The dwelling at 28 Naylor Street makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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.</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 28 Naylor 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

*CT SA16/34 (1876)*  
*CT SA143/217 (1907)*  
*DP 4050*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *28 Thackeray Street*

*Hamilton Lake, Hamilton*



Figure 1: The building at 28 Thackeray 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities (Figure 5). A number of high-profile houses were constructed in the area in the late 19<sup>th</sup> and early 20<sup>th</sup> century, such as Lake House, and Windermere (Jolly House).

---

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

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

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

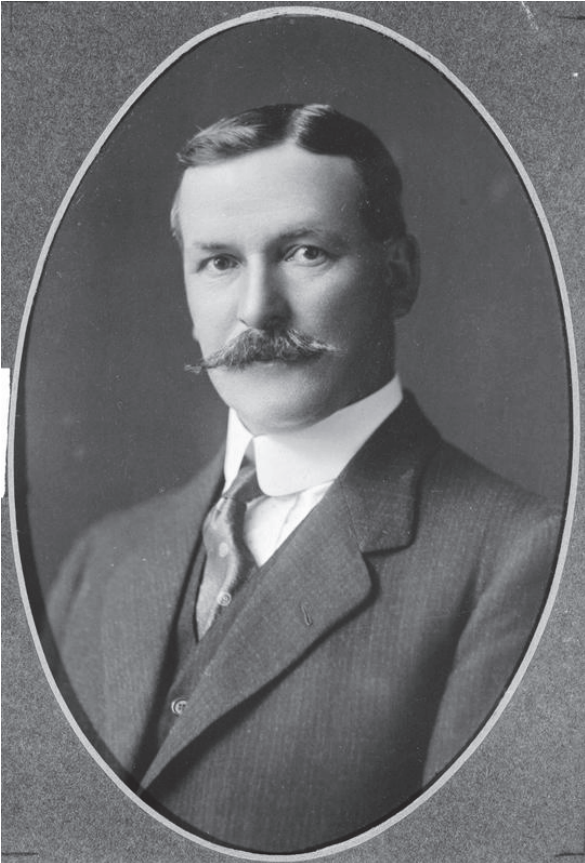


Figure 2: Thomas Jolly, early landowner in the area, 1919.

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 reference for the property is a Deeds Index reference which details a conveyance of Lot 308 in Hamilton West from Barton to Wood in 1924 (1W-130). Wood took out a mortgage in the same year and then conveyed the property the following year, 1925, to Gibbs.

A new Certificate of Title was created under the Land Transfer Act which gave Elizabeth Gibbs as the property owner (SA503/276). Gibbs immediately took a mortgage out but then sold the

property in 1928 to Albert Burhill. Albert would own the property until 1963 when it was conveyed to his son, Frank Roland Burhill, via transmission. A number of other conveyances are recorded throughout the latter half of the 20<sup>th</sup> century, but none of these are of historic significance.

Considering the Certificates of Title and the extant building itself, the dwelling was likely constructed sometime between 1925 and 1928 when Gibbs owned the property. Unfortunately no early survey plans of the site were able to be sourced.

## 2. Physical Description

### 2.1 Setting - Site Description

The dwelling at 28 Thackeray Street is located on the northern side of Thackeray Street in the suburb of Hamilton Lake. The building is easily visible from the street, however a masonry-constructed fence and a garage building at the edge of the property partially obscure the building. The surrounding area is a mixture of residential and commercial properties.

### 2.2 Property Details

Legal Description: Lot 1 DEEDS 594

Parcel ID: 4550020

Current Certificate of Title ref: SA503/276

### 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 28 Thackeray 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 28 Thackeray Street has elements from a number of different architectural styles, most noticeably the Bungalow and the English Vernacular styles.

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.

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 6: Drawings by Chapman-Taylor in the English Vernacular, or English Cottage style.  
Source: Te Ara



Figure 7: An example of the English Vernacular style.  
Source: Wikimedia Commons

The true bungalow by comparison appeared shortly after 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 lead lighting 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.





Figure 8: 'Typical' bungalows.  
Source: Various

28 Thackeray Street has three-storeys including a basement level and ground floor and an upper floor which is contained within the roof space. The building has window canopies, timber-framed casement windows, and a porched entrances all of which are common features of early 20<sup>th</sup> century Bungalows. However, the steeply pitched roof, gabled dormer, and rendered chimney are common features of the English Vernacular style. The north elevation, which faces away from the street, has an internal balcony created by the main roof.

Facades are weatherboard clad at basement and 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 corrugated metal, which is again a cost effective substitute for Marseille tiles. The roof terminates with an overhang with exposed rafters at the eaves.

The main front elevation has a large central gable protecting from the roof, with mainly weatherboard cladding and shingle cladding at the apex. The lines of the roof gable are then continued below in a porch over the main entrance which has shingle cladding to its base. To the north of the main roof are two long staggered dormers with weatherboard cladding and exposed rafters at the eaves. The dormers incorporate multiple light casement windows in bays along the roof.

The east elevation has two projecting bay windows, one at the upper floor within the gable area and one below at ground level. Both bay windows have a deep canopy and weatherboard and or shingle cladding skirts below. 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. The south elevation has small decorative windows with lead comes and geometric panes. There is a triple light casement to the south elevation to the west which has faux rafter supports beneath the window sill. Door joinery is of timber.

There is a flat roof extension to the south west corner of the building with weatherboard cladding and casement windows. To the south of the building there is a single garage constructed with concrete blockwork walling and corrugated roof cladding. The curtilage at the front elevation has a concrete blockwork wall with apertures and concrete capping course.

### 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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 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 19<sup>th</sup> and early 20<sup>th</sup> century. The property is a good example of developing architectural styles in the early 20<sup>th</sup> century. The property is an unusual large example within Hamilton of domestic architectural development, incorporating the English Vernacular and Bungalows styles. 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><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The building is of moderate significance as a distinctive and rare example of the English Vernacular with Bungalow architectural styles applied to a large domestic dwelling in Hamilton. Whilst functional, the form and scale of the property establishes a large higher status and bespoke appearance.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Neither the architect nor the builder of the dwelling are known.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is an uncommon example of the English Vernacular with Bungalow architectural styles applied at this scale at the time of its construction, and has moderate rarity value within Hamilton</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place appears to be relatively authentic, with some modifications, additions and alterations. The building has retained its significant features from the time of construction.</p>

## c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The property has some significance for its setting. The building is situated in a fairly prominent position near to the top of a large hill. The plot of the building is fairly large. The setting of the building incorporates the gardens and large tree to the front elevation, whilst the building is set back from the roadway increasing the setting value.</p>
---	---

<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> None
	<b>Explanation:</b> The place has no known landmark value although the building is highly visible from the street.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 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 90years, with the house and garden forming a focal point for the historic development of the street and 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate group value as one of few remaining earlier 20 <sup>th</sup> century large dwellings, within Hamilton, which have English Vernacular and Bungalow styling.

<b>d. Technological Qualities</b>	
<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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has low technological significance for its use of materials and construction methodologies which were standard for the time period.

<b>e. Archaeological Qualities</b>	
<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>	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> 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><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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 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 capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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 90 years with the house and garden forming a focal point for the historic development of the 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Due to its rarity and archetype, the place has some potential to contribute to information about the history of architectural development in the Hamilton area during the early 20<sup>th</sup> 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:	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 28 Thackeray 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-130*  
*CT SA503/276 (1926)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *Richmond House*

*29 Horne Street, Hamilton Central*



Figure 1: The building known as 'Richmond House' at 29 Horne 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <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

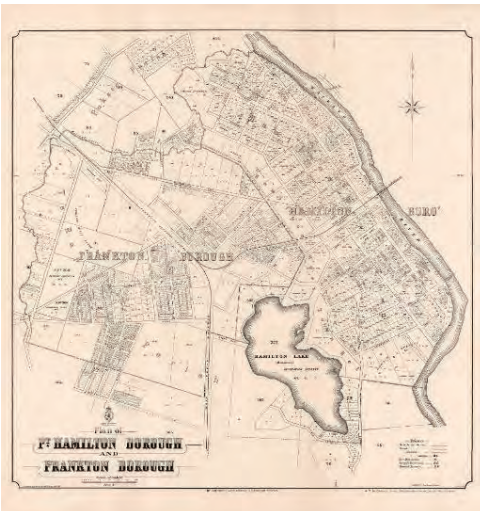


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record for the property is a survey plan dated to 1923 which shows the subdivision of a large area of land owned by Mrs W. A. Graham (Figure 6). A Certificate of Title dated to February 1925 shows that Alice Graham (likely Mrs. W. A. Graham's daughter) in ownership of the entire estate (SA409/62). However, Alice Graham immediately begins to sell off the subdivided properties of her family's estate in the same year and Lot 41 – which would come to be known as 29 Horne Street, was sold to Harold Bartlett Martin, builder, in April of 1925. Martin would own the

property for just less than a decade before declaring bankruptcy in 1936 and transferring the property to Sophia Buchanan.

A number of other conveyances are recorded in the 20<sup>th</sup> century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, the dwelling at 29 Horne Street was likely built in or soon after 1925 when Martin purchased Lot 41 from Alice Graham. A 1964 survey plan indicated that the adjacent property, 31 Horne Street, was amalgamated with 29 Horne Street.

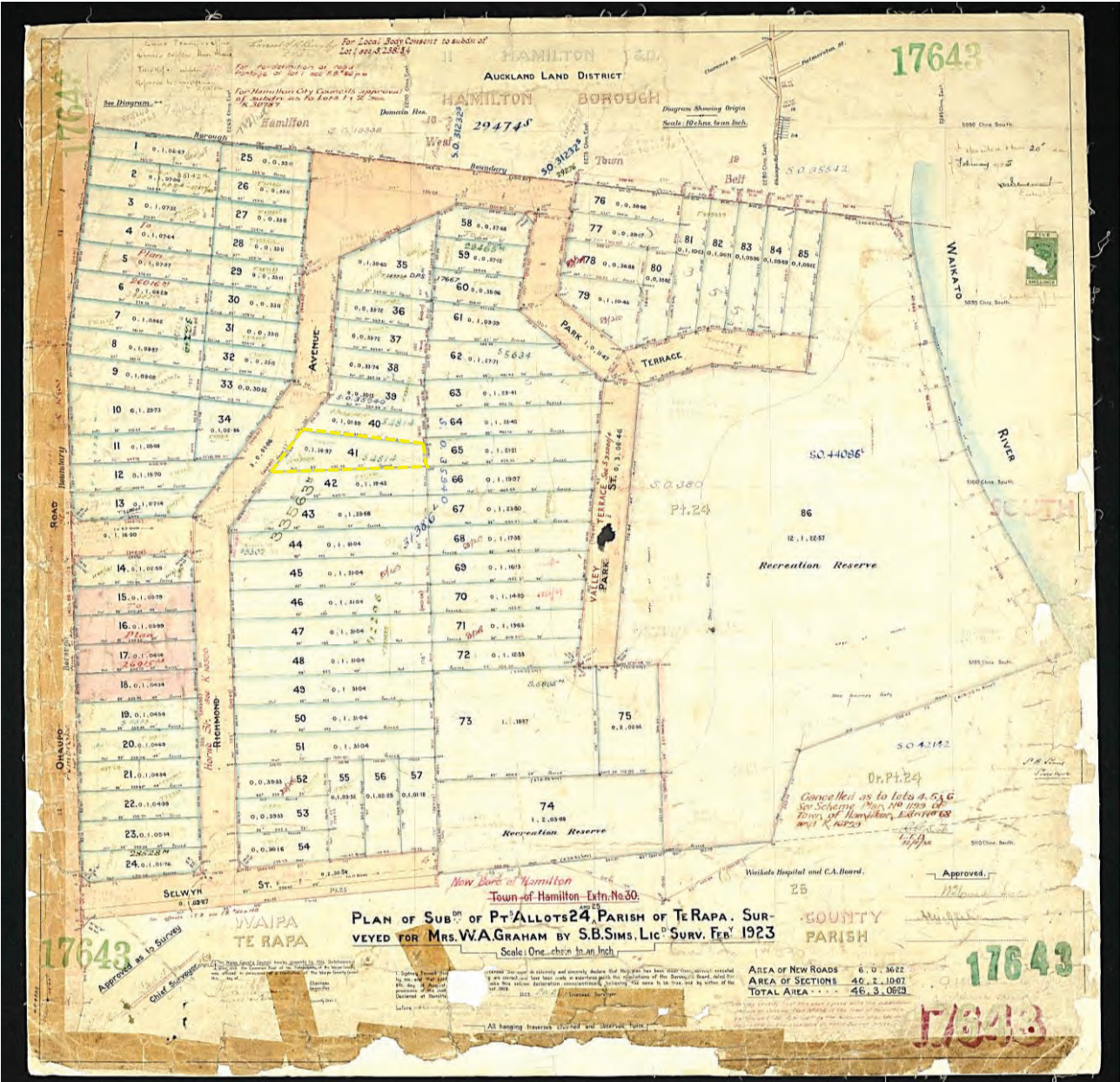


Figure 6: 1923 survey plan. Lot 41, which would eventually become 29 Horne Street, is indicated. Note that the street was originally called 'Richmond Street'.  
Source: LINZ, DP 17643



Figure 7: The dwelling at 29 Horne Street, c.1930. The image is marked as '31 Horne Street'.  
Source: HCL, ID: HCL\_14727



Figure 8: A sign on the property naming the place as 'Richmond House'.



Figure 9: Aerial of 29 Horne Street.  
Source: HCC Aerials

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the eastern side of Horne Street in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is mostly visible from the street, but

partially obscured from the northern end due to large trees. A large site and a low fence built in the same architectural style as the building increases its visual prominence in the streetscape. It appears as though the adjacent 31 Horne Street – which consists of only gardens and no buildings - also belongs to the same property.

## 2.2 Property Details

Legal Description: Lot 1 DPS 9995

Parcel ID: 4391481

Current CT: SA5D/304

## 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 29 Horne 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 is mainly two storey, with a third roof storey structure designed in the English Vernacular style, a variation on the popular Arts and Crafts movement of the time. The building also retains some design elements of the bungalow style of the 1920s-30s.

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 10: Traditional Arts and Crafts residences.  
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 the half-timbering, and often features a white stucco render to the exterior with smaller multi-pane windows.



Figure 11: A drawing and house designed in the English Vernacular style.  
Source: Various

The true bungalow by comparison appeared shortly after 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 lead lighting 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.



Figure 12: 'Typical' bungalows.  
Source: Various

The dwelling at 29 Horne Street is square on plan, with gables to all four sides. The gable roofs are steeply pitched and clad in Marseilles tiles. The eaves of the gables have large plain brackets toward their termination point and at intermediate height. The gable roof level forms a third floor and the gables incorporate casement windows at this level to all sides.

The external elevations from first to roof level are clad in a stipple finish stucco render, whilst the ground floor has a smooth floated finish to replicate masonry. There is a projecting string course between ground and first floor which also incorporates the canopy roof over a bay window to the west elevation and the plinth course of the first floor balcony areas of the north elevation.

The west elevation has a large five panel bay window with bottom and top opening casements in the bungalow style. Above the bay window is a balcony with large, rendered brackets beneath, and two sets of double French doors with curved toplights above creating a wide arched opening. The north elevation has first floor balcony accessed by a set of French windows. The balcony is supported by a long bay window and portico with step access at ground floor. The south elevation has a projecting bay window at ground floor and a triangular projecting window in the bungalow style. The east elevation has a large fire escape reaching the ground floor and a large independent garage to the rear of the property.

Window joinery mainly consists of timber framed casements to all floors. and a curving bay window to the west at the ground floor. Many of the ground floor casement windows have decorative coloured top and bottom lights with lead comes.

The ground floor main entrance has a recessed porch with steps and landing to the front door. Door joinery is of timber and the front ground floor door is likely to be original. The ground floor portico to the north elevation has been infilled with modern glazing whilst the masonry surrounds are intact. At the east end of the north elevation the former window position has been altered to form French windows.

The building has a long decorative boundary wall of brick, with brick piers, stipple stucco render and moulded timber gates.

### 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><b>Level of Significance: Low</b></p> <p><b>Explanation:</b> <i>The place has known associations with local individuals such as Mrs W. A. Graham who was the original landowner and Alice Graham (assumed offspring) and Harold Bartlett Martin who is assumed to have built the property.</i></p>

<p><b>ii) Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 19<sup>th</sup> and early 20<sup>th</sup> century. The property is an unusual example within Hamilton of domestic architectural development, incorporating both the English Vernacular and Bungalow styles. The property demonstrates the social effects of the time through the architectural styles adopted by a private owner or developer.</p>

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building is of moderate significance as a distinctive and rare example of both the English Vernacular and Bungalow architectural styles applied to a large homestead in Hamilton. Whilst functional, the form and scale of the property attempts to establish a large higher status and bespoke appearance.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the structure are not known.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The place is an uncommon example of the English Vernacular with Bungalow architectural styles applied at this scale at the time of its construction, and has high rarity value within Hamilton</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building appears to have had limited modification within almost 100years. However, the ground floor north elevation portico has been infilled with modern glazing therefore lowering the overall integrity of the dwelling.</p>

c. Context or Group Qualities	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The place has high significance for its setting – occupying two lots and featuring landscaped gardens with an ornamental low brick 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.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> The place has high landmark value as a standalone historic building which is highly visible and on a large site.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate continuity value for its contribution to the character of the street and wider 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 street.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate group value as one of few remaining earlier 20<sup>th</sup> century large English Vernacular dwellings, incorporating Bungalow themes, within Hamilton.</p>

d. Technological Qualities	
<p><b>i. Technological</b> - 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place is a rare example of the use of textured stucco render onto a two/three storey home in this area. This is a rare example of this construction technique in originally a domestic private setting. Therefore the property has low technological significance for its use of materials and construction methodologies which were not standard for the time period.</p>

e. Archaeological Qualities	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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. The building now appears to be in use as rental accommodation as part of the tourism industry of Hamilton</p>

g. Scientific Qualities	
<p><b>i. Scientific:</b> 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</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some potential to contribute knowledge about the history of architectural development</p>

<p>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>in the Hamilton area, due to its rarity of construction methods 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:	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 29 Horne 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 SA409/62 (1925)*

*CT SA412/92 (1925)*

*CT SA1471/31 (1959)*

*DP 17643 (1923)*

*DP 9995 (1964)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 29 Palmerston Street

Hamilton Central, Hamilton



Figure 1: The dwelling at 29 Palmerston 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>

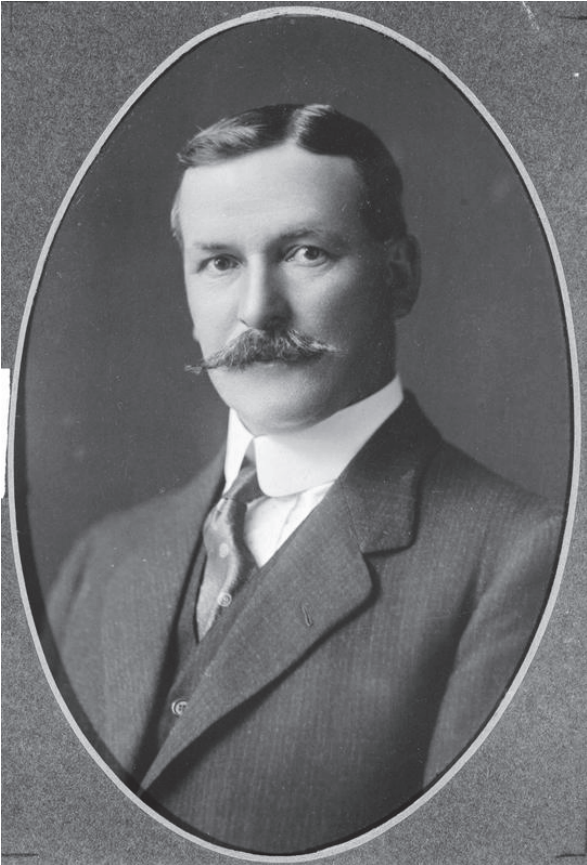


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

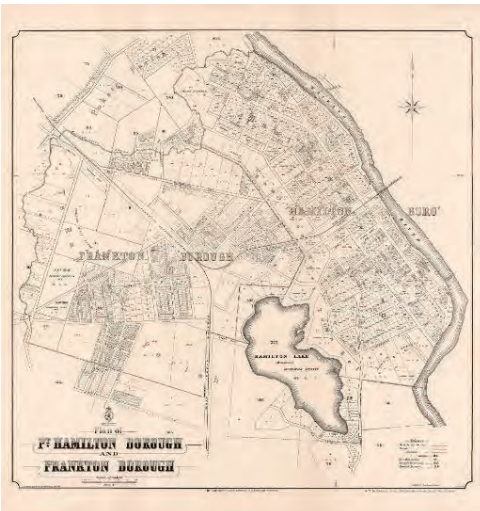


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

Palmerston Street formed the northwestern boundary of a large 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 intersecting with Palmerston Street were part of the subdivision, along with 78 residential lots (DP 11512, Figure 6).



Figure 6: 1916 survey plan undertaken for Gillies, showing the subdivision of his estate. Lot 19, which would become 29 Palmerston Street, is indicated.  
Source: LINZ, DP 11512

Gillies transferred his entire estate, referred to as the “Palmerston Estate”<sup>4</sup> to Owen Martin Monckton, sheep farmer, later in 1917 (SA293/285). Monckton then proceeded to sell off the individual lots one-by-one. He sold Lot 19, which would come to be known as 29 Palmerston Street, to Lily Edith Andrews, wife of David Andrews, builder, in 1921 (SA320/335). Andrews took out a mortgage immediately after the purchase, and owned the property for two decades before conveying it on in 1943. A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> centuries, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, the structure was likely constructed in or soon after 1921 when Andrews' purchased Lot 19, and subsequently took out a mortgage – possibly to fund the building works. It is also possible that her husband, David, constructed the dwelling as he was a builder by trade. The Andrews' featured often in historic newspapers: Mrs. Andrews for social occasions and Mr. Andrews for his work as a builder and his role as a director of the Waikato Finance Corporation Ltd.<sup>5</sup> An article recording a “gift afternoon in aid of the Presbyterian Guild” held at the Andrews' home in Palmerston Street refers to it as being named “Northcliffe.”<sup>6</sup> This name subsequently appears several times, and was sometimes spelled “Northcliff”.

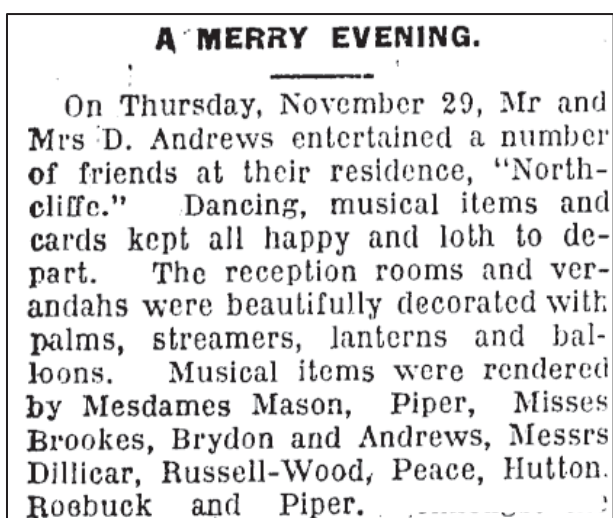


Figure 7: Article referring to the Andrews' and their home “Northcliffe”.

Source: *Waikato Times*, 7 December 1923



Figure 8: 29 Palmerston Street

<sup>4</sup> Monckton later took action against Gillies regarding the poor condition of the roads within the Palmerston Estate, being Hammond, Manning, and Fow Streets. *Waikato Times*, 11 September 1919, Page 4

<sup>5</sup> For example: *Waikato Times*, 12 April 1919; *Waikato Times*, 14 October 1929

<sup>6</sup> *Waikato Times*, 2 December 1922



Figure 9: Aerial photograph dated 1964 showing 29 Palmerston Street (outlined).  
Source: Retrolens



Figure 10: Aerial of 29 Palmerston Street.  
Source: HCC Aerials

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Palmerston Street in the suburb of Hamilton Central. The surrounding area is a mix of residential dwellings, recreational sites, and civic premises. The building is not easily visible from the street, due to vegetation. The site has not been subdivided since the original 1916 subdivision. A later garage has been constructed immediately adjacent to the house and is visible from the street. The front boundary is identified with a low concrete fence. The design of this fence is the same as that of adjacent properties at 27 and 31 Palmerston Street, suggesting that they may share the same construction date.

### 2.2 Property Details

Legal Description: Lot 19 DP 11512

Parcel ID: 4352941

Current CT: SA320/335

### 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 site 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 29 Palmerston Street was constructed c.1921, and is built 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 roofs (unlike the steep pitch of the villa); an asymmetrical form with a verandah or porch to the street facing elevation; curved and box bay windows with independent hood roofs; casement and fanlight windows with multipaned or leadlight glass; exposed rafters in the eaves; and the use of bell cast shingling or weatherboarding in the gable-ends.



Figure 11: 'Typical' examples of the bungalow style.  
Source: Various

The dwelling at 29 Palmerston Street has many of these typical features. It is assumed to be timber frame construction, although the exterior finish is largely finished in stucco and smooth plaster, with the exception of the gable-ends. Like the neighbouring houses, the dwelling is entered on the first floor, with a low ground floor (or high basement) below. The composition of the building is asymmetrical, with the pedestrian entrance being on the opposite side to the vehicular entrance. A small gable projects from the main gable to provide a deep entrance porch, with a feature semi-circular window. The solid balustrades and partial walls of the porch are typical of bungalows, as are the studded corbels below the weatherboard and shingle bell cast panels, exposed rafter ends, and eaves brackets.

The balcony on the northeast side is, perhaps, more unusual, and may be a later addition, although it is not possible to tell from the historic aerial photographs and there is no other

documentation to confirm this. If it is an addition it has been made in keeping with the original building style, including angled partial-height weatherboard walls and awning with deep eaves and exposed rafters.

The raised basement level features awning windows and separate double doors for entry. The other windows are typically three-light casements, also framed in smooth plasterwork. Some appear to have been replaced. Two chimneys are visible, both with the deep flat tops that were typical of the period, with smoothed plaster patterning and stucco finish below.

### 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><b>Level of Significance: Low</b></p> <p><b>Explanation:</b> <i>29 Palmerston Street has some association with locally known people of the early 20<sup>th</sup> century, namely David and Lily Andrews who named the property “Northcliffe” and were recognised for their role in the community during their 20+ years in residence at the property. Beyond this, the dwelling is not known to be associated with any individuals or groups of historic significance.</i></p>



<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 19<sup>th</sup> and early 20<sup>th</sup> century.</p>

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The building has moderate architectural significance as an interpretation of the bungalow style. The wide and high gabled form combined with the raised basement means that the building presents as both large and grand. The unusual placing of the stairs up to the entrance porch, and the double-panelled gable-ends (both weatherboard and shingle, with studded corbels) are features that distinguish the building from smaller and more typical bungalows.</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The architect and builder of the dwelling are unknown. However it is possible that David Andrews, husband of the title-holder Lily Andrews, constructed the dwelling as he was a builder by trade.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place has some rarity value as an example of a large 20<sup>th</sup> century bungalow.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Generally, the building appears to have retained the majority of its original features and fabric from the time of its construction.</p>

### c. Context or Group Qualities

<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate significance for its setting. The site has not been subdivided since the original subdivision in 1916, and the low fencing along the street boundary matches that of adjacent properties at 27 and 31 Palmerston Street, suggesting that it was constructed at the same time.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place may have some landmark value to local residents if the vegetation along the street boundary were cut back, but at present it is not highly visible.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate continuity value for its contribution to the character of the street and wider area, which was being developed during the early decades of the 20<sup>th</sup> century.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate group value as one of a number of early 20<sup>th</sup> century bungalows or buildings featuring bungalow style elements in this part of Palmerston Street, particularly 25, 27 and 31 Palmerston Street, and 2A Hammond Street (formerly 23 Palmerston Street).</p>

### d. Technological Qualities

<p><b>i. Technological</b> - 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The place has some technological value for its design and use of materials 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:** Although the building was constructed in the early 20<sup>th</sup> 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 capacity of the place can potentially increase understanding of past lifestyles or events.

**Level of Significance:** Low

**Explanation:** The place has moderate cultural significance for its contribution to a shared sense of identity and history in the local area. It is likely to have significance to the people who lived there, and their descendants. Beyond this, the place has no known value to the community.

## 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 through documentary records associated with the place as well as physical and archaeological investigations.

<p>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>	
--	--

### 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 29 Palmerston 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 SA295/285 (1917)*

*CT SA320/335 (1921)*

*DP 11512 (1916)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *30 Bond Street*

*Hamilton East, Hamilton*



Figure 1: Art Deco dwelling at 30 Bond 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 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 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.

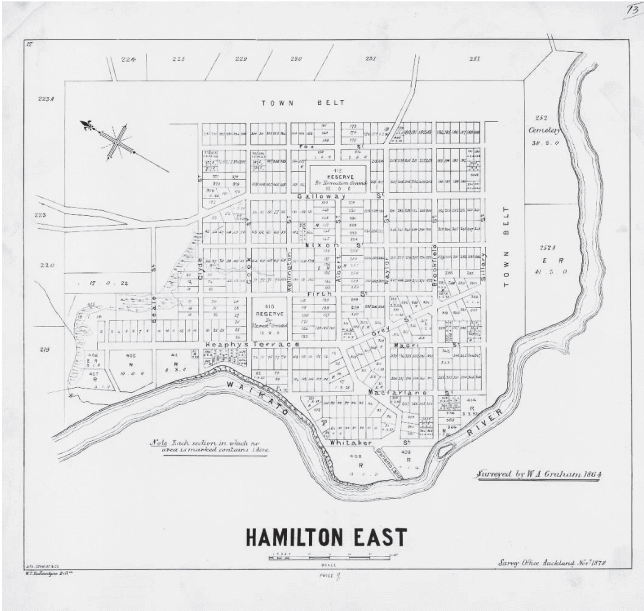


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864. Source: ATL



Figure 3: Survey of Hamilton East, showing Bond Street labelled as 'Nixon Street', 1921. Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikato, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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





Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
Source: LINZ, DP 79

The oldest certificate of title for the site can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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 1900,

<sup>9</sup> *Waikato Times*, Volume XLV, Issue 3595, 18 July 1895, Page 2

the land on which 30 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup>

A survey plan dated to 1908 shows Warr subdividing his property into what appears to be the existing sections we see today, with the site of 30 Bond Street as it would become sitting on 'Section 15.' After Warr's death in 1915, his estate was settled for 3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup> His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

Lots 15 and 17-19 of the Warrville Estate remained in Ada Warr's possession until 1935 (SA669/266).

Lot 15 was transferred to Edwin Joseph Dold, who mortgaged the property in 1940. Mr Dold was a prominent watchmaker who featured heavily in local newspapers for his work and died in 1972. The property stayed with his wife Margert until 1976, when she transferred Lot 15 to Robert Milton Mervyn Kelman. Lot 15 was subdivided in 2008 into two sections that correspond to the extant sites.

It is difficult to estimate the exact construction date of the dwelling at 30 Bond Street; however, comparing the certificate of title and survey plan information with the extant building (discussed below), the dwelling was likely constructed between 1935-1940. Mr Dold received the first mortgage on lot 15 in 1935 and retained the property until the 1970's, likely indicating the construction of the extant dwelling being on or after the mortgage date.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', *Waikato Times*, 2021

<sup>11</sup> Williams, *Waikato Times*, 2021

<sup>12</sup> Williams, *Waikato Times*, 2021

<sup>13</sup> Williams, *Waikato Times*, 2021

<sup>14</sup> Williams, *Waikato Times*, 2021

<sup>15</sup> Williams, *Waikato Times*, 2021



Figure 5: Survey plan showing 30 Bond Street on section 15, dated 1908.  
Source: LINZ, DP 4687.



Figure 6: 30 Bond Street located near the intersection with Frances Street.  
Source: HCC GIS, 2021.

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of Bond Street, south of the street's intersection with Frances Street, on a prominent site. 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 1 Deposited Plan 401098

Parcel ID: 7077687

Current Certificate of Title ref: 402363

### 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 30 Bond 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 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 in New Zealand 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 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.

30 Bond Street is a single storied Art Deco-Moderne dwelling estimated to have been constructed circa 1935. The building is timber frame construction with cement stucco cladding and raised parapet walls which conceal the flat roof. An engaged stucco chimney is set into the wall line on the street front facade of the building. The front elevation facing Bond Street, features two curved plaster walls with a casement window that wraps around the curves. A shallow porch marks the central front entry and original timber-framed window joinery is evident. The curved windows are deeply recessed creating a bold shadow line at the window heads. The walls feature horizontal bands that wrap around the exterior of the building which are in turn mirrored by the parapet capping course and single section curved window sills. A cantilevered (so as to not disrupt the legibility of the facades), curved timber canopy is set into the wall line above the main front entrance. The original form/ footprint of the building looks to be typical of the style and intact. However, there is an extension on the southwestern side of 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
- 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 30 Bond 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 Art Deco-Moderne 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.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 30 Bond Street is of moderate significance as one of a group of unusual private properties, with a vernacular take on the Art Deco-Moderne style, constructed with stucco render to achieve the curved streamlined aspect of the property. While the use of stucco in the region is not uncommon, the combination of this material with the styling is of note.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 30 Bond Street is of moderate significance as a surviving example of an authentic early 1930's Art Deco-Moderne private dwelling. It is now a rare example of its</p>

	type with similar structures having been demolished for modern development, or highly modified.
<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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 30 Bond Street is of moderate significance as it is a well-preserved example of 1930's Art Deco-Moderne private housing in Hamilton and is still mostly intact in its original form. An extension to the southwestern elevation reflects changes made for subsequent occupants. However, overall the integrity of the building as viewed from the main streets is not reduced.</p>

<b>c. Context or Group Qualities</b>	
<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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The property at 30 Bond Street has moderate significance for its setting as part of the original Warrville Estate established by Charlie Warr and his wife Ada. The lot has been built on to the rear, losing the original site layout, seen in the 1908 survey DP 4687. The front elevation however retains its original setting providing some value.</p>
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 30 Bond Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older Art Deco-Moderne dwelling.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 30 Bond Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and vernacular architectural design in this part of Hamilton. The front elevation retains its original setting providing some continuity value for the street character.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting 30 Bond Street has some group value as one of a small group of Art Deco-Moderne styled houses with good integrity and which are dispersed across Hamilton.</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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 30 Bond Street has some low technological significance for its use of innovative materials and construction techniques to achieve the curved and streamlined building elements which are typical of the Art Deco-Moderne designs of the time.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Although the building at 30 Bond Street is thought to have been constructed circa 1935, 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 30 Bond 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,</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> As an example of Art Deco-Moderne designed dwellings of the time, 30 Bond Street has some local cultural value.</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>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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The place has some potential to contribute information about the phase of Art Deco-Moderne architectural development which shaped the Hamilton area, including further information regarding individuals who progressed these designs for domestic application i.e. architects.</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 30 Bond 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)*

*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

### 4.2 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*

*CT SA61/201 (1891)*

*CT SA97/34 (1900)*

*CT SA171/85 (1910)*

*CT SA234/60 (1915)*

*CT SA348/85 (1926)*

*CT SA669/266 (1935)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *31 Palmerston Street*

*Hamilton Central, Hamilton*



Figure 1: The dwelling at 31 Palmerston 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <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

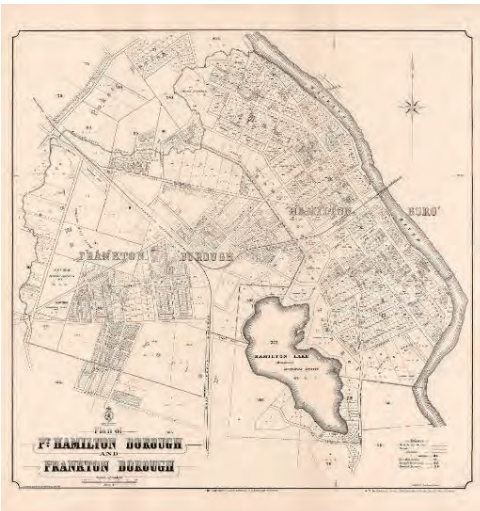


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

Palmerston Street formed the northwestern boundary of a large 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 intersecting with Palmerston Street were part of the subdivision, along with 78 residential lots (DP 11512, Figure 6).



Figure 6: 1916 survey plan undertaken for Gillies, showing the subdivision of his estate. Lot 18, which would become 31 Palmerston Street, is indicated.  
Source: LINZ, DP 11512

Gillies transferred his entire estate, referred to as the “Palmerston Estate”<sup>4</sup> to Owen Martin Monckton, sheep farmer, later in 1917 (SA293/285). Monckton then proceeded to sell off the individual lots one-by-one; but by 1922 he still owned a number of the individual sections (SA349/21).

Eventually, in 1929, Monckton sold Lot 18, which would come to be known as 31 Palmerston Street, to Sophia Rose Christie, wife of Normanby Constantine Christie, engineer (SA491/148). The Christies’ owned the property for the best part of the next three decades before conveying it on in 1961. A number of other conveyances are recorded in the 20<sup>th</sup> and 21<sup>st</sup> centuries, but none are of historic significance. In 1981, a block of four flats was constructed on the rear of the section, and four cross-leases created (DPS 29897).

Considering the Certificates of Title, survey plans, and the extant building (described below), the structure was likely constructed in or soon after 1929 when the Christies’ purchased Lot 18.



Figure 7: 31 Palmerston Street as viewed from the street.



Figure 8: Aerial of 31 Palmerston Street.  
Source: HCC Aerials

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Palmerston Street and Fow Street in the suburb of Hamilton Central. The surrounding area is a mix of residential dwellings, recreational sites, and civic premises. The building is partially visible from the street, but a high fence and vegetation makes this visibility limited. The fence also serves to obscure or block off the pedestrian entrance on the corner of the property which leads to the main porch. A separate block of four flats has been constructed to the rear of the site.

### 2.2 Property Details

Legal Description: Lot 18 DP 11512

Parcel ID: 4557663

---

<sup>4</sup> Monckton later took action against Gillies regarding the poor condition of the roads within the Palmerston Estate, being Hammond, Manning, and Fow Streets. *Waikato Times*, 11 September 1919, Page 4

## 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 site 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 31 Palmerston Street was constructed c.1929, and is built 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 roofs (unlike the steep pitch of the villa); an asymmetrical form with a verandah or porch to the street facing elevation; curved and box bay windows with independent hood roofs; casement and fanlight windows with multipaned or leadlight glass; exposed rafters in the eaves; and the use of bell cast shingling or weatherboarding in the gable-ends.





Figure 9: 'Typical' examples of the bungalow style.  
Source: Various

The dwelling at 31 Palmerston Street has many of these typical features. It is assumed to be timber frame construction, although the exterior finish is largely finished in stippled plaster or stucco. Although comparably later in date, the building shares features that are similar to the adjacent houses at 25-29 Palmerston Street, including an elevated basement and entrance porch accessed by a staircase.

The gable-ends feature shingles, trimmed with studded corbels, and the eaves feature exposed rafters, common to the bungalow. The bow windows addressing Palmerston and Fow Streets have deep hoods that fan out to either side, drawing the eye. The windows are the typical combination of casement and fanlight, the fanlights having arctic glass. Other windows are typically casement, with the windows at the rear being four-light sashes. The main gable-end features a window which was also common to bungalows with a reasonably generous roof space. The solid balustrade and walling around the porch, and the stout columns, are also a common feature of the bungalow. A large chimney remains on one side of the building, with a deeply overhanging cap.

Aerial photographs indicate that the dwelling has not been substantially altered or added to since its construction; however, the addition of a separate block of flats on the rear of the property, and a garage in close proximity to the east corner, have altered the setting 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	
<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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> <i>The place is not known to be associated 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> <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 19<sup>th</sup> and early 20<sup>th</sup> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> <i>The building has moderate architectural significance as an example of the bungalow style. The prominent corner position of the dwelling, its height, and its balanced composition of gables and bow windows are distinctive aesthetic features, as is the chimney with its large overhanging cap.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> <i>The architect and builder of the dwelling are unknown.</i></p>

place enlarges understanding of their work.	
<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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some rarity value as an example of a large 20 <sup>th</sup> century bungalow.
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> Generally, the building appears to have retained the majority of its original features and fabric from the time of its construction.

<b>c. Context or Group Qualities</b>	
<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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate significance for its setting. The site has not been subdivided since the original subdivision in 1916. The timber fence that has been built on top of the earlier fence has partially obscured the relationship between the building and its setting.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> The place has some landmark value as a large building with an elevated position on a prominent corner site that is likely somewhat recognised by the local community.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate continuity value for its contribution to the character of the street and wider area, which was being developed during the early decades of the 20 <sup>th</sup> 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 the place, group and landscape or extend its significance.</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> The place has moderate group value as one of a number of early 20 <sup>th</sup> century bungalows or buildings featuring bungalow style elements in this part of Palmerston Street, particularly 25, 27 and 29 Palmerston Street, and 2A Hammond Street (formerly 23 Palmerston Street).

#### 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 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 in the early 20<sup>th</sup> 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:** The place has moderate cultural significance for its contribution to a shared sense of identity and history in the local area. It is likely to have significance to the people who lived there, and their descendants. Beyond this, the place has no known value to the community.

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:** Moderate

**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 31 Palmerston 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 SA295/285 (1917)*  
*CT SA349/22 (1922)*  
*CT SA491/148 (1929)*  
*DP 11512 (1916)*  
*DPS 29897 (1981)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## 32 Bond Street

Hamilton East, Hamilton



Figure 1: Villa at 32 Bond 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 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 Maori 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.

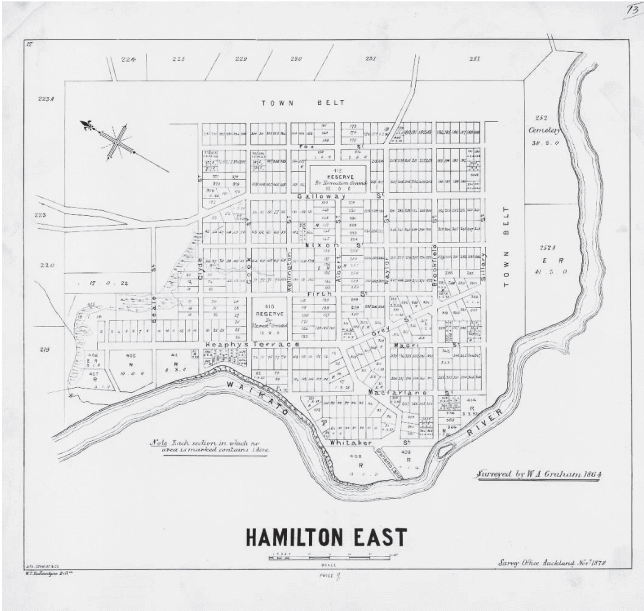


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.  
Source: ATL



Figure 3: Survey of Hamilton East, showing Bond Street labelled as 'Nixon Street', 1921.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

Bond Street doesn't appear on the earliest map of Hamilton drawn up in 1864 for allocation to the militiamen of the 4th Waikato, being located in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. The area was assigned the Parish Allotment number 220 and was located just north of a large section of land set aside for education. An 1879 survey plan shows the street as originally being a northern section of Nixon Street (which it aligns with on either side of the education reserve) but was renamed Bond Street when the area was surveyed in that same year.

---

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

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

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

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

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

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

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

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





Figure 4: Survey plan showing the layout of Bond Street (previously Nixon Street), 1879.  
Source: LINZ, DP 79

The oldest certificate of title for the land can be traced back to 1884 (SA34/140), where Walter Derham, Barrister at Law, was the property owner. 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'.<sup>9</sup> 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.

<sup>9</sup> Waikato Times, Volume XLV, Issue 3595, 18 July 1895, Page 2

By 1900, the land on which 32 Bond Street sits was owned by Charles Henry Warr, builder. Warr and his wife, Ada, resided in Te Aroha Street, Claudelands, and owned at least 17 acres of land extending south of Te Aroha Street.<sup>10</sup>

A survey plan (DP 4687) dated to 1908 shows Warr subdividing Lots 1-9, into what appears to be the existing sections we see today, with the site of 32 Bond Street as it would become sitting on 'Section 16.' After Warr's death in 1915, his estate was settled for £3,777, a substantial sum at the time which indicated his wealth and influence in the area.<sup>11</sup> His widowed wife, Ada, was left with a considerable amount of land which she named the Warrville Estate - comprising 53 sections mostly of about a quarter acre and bounded by Te Aroha, Armagh, Bond, and Whyte Streets.<sup>12</sup> A newspaper advertisement in the Waikato Times by land agents W. Hurrell & Co. described the new Warrville Estate as an "important subdivision of choice building sites ideally situated."<sup>13</sup> The sections were on sale from £80 upwards and the agents were 'besieged' with buyers "tumbling over each other to get in first" for this "gilt-edged investment on such easy terms".<sup>14</sup> By November of 1916, the agents reported that "All but half a dozen sections have been eagerly snapped up...In most cases substantial and costly residences are to be erected which will greatly enhance the value of surrounding properties."<sup>15</sup> Charlie Warr lies in the Hamilton West cemetery with a monolithic gravestone befitting his legacy, donated by his wife Ada.

Ada Warr sold Lot 16 of the Warrville estate in 1919 to farmer Percy Edward Adams. In 1920 the property was transferred from Mr Adams to Charles John Fisher and then to Henry Cave (farmer). Mr Cave mortgaged the property that same year and it stayed within the family until 1949 (likely indicating that it was a family home). In 1932 an advert was placed for the rental of 32 Bond Street, which had '4 rooms and a sleeping porch' at the time.<sup>16</sup> A series of transfers occurred throughout the late 20th century, though none appear to be of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 32 Bond Street; however, comparing the certificate of titles and survey plans information with the extant building (discussed below), the construction date is most likely to be between 1900 - 1910, whilst the plot was owned by Charles Henry Warr. Ownership of the dwelling itself at the estimated time of construction is unknown.

---

<sup>10</sup> Williams, Lyn, 'Early Life Helped Shape City Development', *Waikato Times*, 2021

<sup>11</sup> Williams, *Waikato Times*, 2021

<sup>12</sup> Williams, *Waikato Times*, 2021

<sup>13</sup> Williams, *Waikato Times*, 2021

<sup>14</sup> Williams, *Waikato Times*, 2021

<sup>15</sup> Williams, *Waikato Times*, 2021

<sup>16</sup> *Waikato Times*, Volume 11, Issue 18630, 7 May 1932, page 1.



Figure 5: Subdivision of Lots 1-9, survey plan showing 32 Bond Street on section 16.  
Source: LINZ, DP 4687, 1908.



Figure 6: 32 Bond Street located near the intersection with Frances Street.  
Source: HCC GIS, 2021.

## 2. Physical Description

### 2.1 Setting - Site Description

The property is located on the western side of Bond Street, south of the intersection with Frances Street and adjacent the field of Hamilton Boys High School. 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 16 Deposited Plan 4687

Parcel ID: 4478607

Current Certificate of Title ref: SA54A/112 (House 1/ Garage 2 - 32 Bond Street) & SA33B/85 (House 2/ Garage 1 - 32a Bond Street)

### 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 32 Bond 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 32 Bond Street is a good example of an early 20<sup>th</sup> 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 19<sup>th</sup> century but became much more decorative further into the 20<sup>th</sup> 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 dwelling at 32 Bond Street is a single faceted bay villa, with all the hallmarks off the villa aesthetic. The building has bevel back weatherboard cladding with vertical timber base boards,

and timber roof with corrugated metal roof cladding and a bullnose verandah over the central entrance. Original timber-framed sash windows, door joinery and brick chimney are evident, and much of the presumed original details are still in place.

Decorative elements typical of the period remain, such as raised panels, roundels and a decorative pressed metal sheet to the bay gable. As well as eaves brackets, fretwork, and cornice brackets with intricate patterns underneath the eaves incorporating geometric mouldings with balusters. The aerial of the property indicates there is a later addition and garage to the rear of the house.

### 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</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.	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 32 Bond Street has associations with locally known individuals in the 19 <sup>th</sup> and early 20 <sup>th</sup> centuries, such as Charlie and Ada Warr who established the Warrville Estate.
<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	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 32 Bond 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

important transportation routes, social or economic trends and activities.	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 <sup>th</sup> century in preparation for subdivision. The property is also an example of domestic architectural development, being one of a group of early 20 <sup>th</sup> century villas, 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.
--	--

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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its design, form, style and ornamentation, 32 Bond Street is of moderate architectural significance as an example of an early 20<sup>th</sup> century villa. A distinctive attribute of the property is the extent of ornamentation which provides additional significance, as an example of intricate decoration applied to a domestic dwelling at the time of construction.</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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The dwelling was possibly constructed by builder Charlie Warr, who owned much of the land in the area prior to subdividing his estate, though there is no definitive proof of this.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 32 Bond Street is of moderate significance as a surviving example of a mostly intact early 1900's single faceted bay villa with some extensions. Although a common building typology at the time, with the state of decoration and preservation of the property, 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 32 Bond Street is a well-preserved example of turn-of-the-century architecture in Hamilton and is still highly intact in its original form, with much of its original decorative elements still evident. Later alterations reflect changes made for subsequent occupants, however these changes have not affected the integrity of the original property.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 32 Bond Street has moderate significance for its setting as part of the original Warrville Estate established by Charlie Warr and his wife Ada. The lot has been built on to the rear, losing the original site layout, seen in the 1908 survey DP 4687. The front elevation however retains its original setting providing some value.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 32 Bond Street has low significance as a local landmark as it is obscured from the street by large trees but likely 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 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 20<sup>th</sup> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> Due to its age, appearance, style, and setting 32 Bond Street has some group value as one of a number of early 20<sup>th</sup> century single faceted bay villas which are dispersed across Hamilton East. The dwelling also has group value as one of a number of villa and bungalow dwellings on Bond Street constructed circa 1900-1910s, around the time of the 1908 subdivision of land by Warr.</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</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The villa at 32 Bond Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

technique or has potential to contribute information about technological or engineering history.	
--	--

## e. Archaeological Qualities

<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> Although the building at 32 Bond Street is thought to have been constructed circa 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 32 Bond Street is not listed as a historic place with HNZPT.</p>

## f. Cultural Qualities

<p><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> Built in the early 1900's, this villa makes a contribution to the continuity and sense of place of the local area, as an urban site, occupied for around 110</p>



## 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 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:	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 **32 Bond 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)*  
*Williams, Lyn, 'Early Life Helped Shape City Development', Waikato Times, 2021*

### 4.3 Historic Titles, Deeds and Survey References

*CT SA34/140 (1884)*  
*CT SA61/201 (1891)*  
*CT SA97/34 (1900)*  
*DP 4687 (1908)*  
*CT SA171/85 (1910)*  
*CT SA234/60 (1915)*  
*CT SA292/71 (1919)*  
*DPS 36933 (1984)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *Former St George's Church*

32A Somerset Street, Frankton, Hamilton



Figure 1: The former St George's Church at 32A Somerset 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.<sup>1</sup>

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.<sup>2</sup> 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.<sup>3</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

---

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

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

<sup>3</sup> <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 Deeds Index reference which shows a Crown Grant in the Te Rapa Parish being awarded to Jack Keddell in 1866 (DI 1W-84). Keddell sells a section of this land to Spiller in 1869, and a new Deeds Index reference is created (DI 3W-702). Spiller conveys the land to Jolly in 1879, and Jolly subdivides the large section of land. In 1907, Jolly sells a section of the land (Lot 131) to Biggs and a new Deeds Index reference is created (DI 3W-754). Biggs takes out a mortgage in 1923 and another in 1924. A Certificate of Title is then created under the

Land Transfer Act which gives Henry Levers Biggs, surveyor, Walter Hampton Fricker, decorator, and Francis Bertrand Jolly, farmer, as the joint owners (SA533/93).

Unfortunately, a number of the subsequent records on the historic Certificate of Title are illegible, but it appears as though the property was acquired by the Waikato Diocesan Trust Board in 1940. The first mention of 'St George's Church, Frankton' in local historic newspaper articles shows that the St George's Church Guild was championed by Francis Bertrand Jolly's wife in 1919.<sup>4</sup> The following year, a newspaper article mentioned the anniversary of the opening of the church, although no articles describing a formal opening ceremony were located. Mention is also made of a Parish Hall associated to St George's Church on Somerset Street.<sup>5</sup> Advertisements of weddings and other social events at the St George's Church are prolific for the next few decades. The property was eventually subdivided in the 1980's.

A number of other conveyances are recorded in the latter half of the 20<sup>th</sup> century and the early 21<sup>st</sup> century, but none of these are of historic significance. Considering the available Certificates of Title, historic newspaper archives, and the extant building, the building was likely constructed in or around 1919 when historic newspaper articles began to mention St George's Church. Unfortunately no early survey plans were able to be sourced.

## 2. Physical Description

### 2.1 Setting - Site Description

The site is located on the northern side of Somerset Street in the suburb of Frankton and is currently owned by a brewery. The surrounding area is entirely commercial and industrial. The building is easily visible from the street and has a thin strip of carparking to its southwestern elevation. The northern edge of the site has a small non-contributing shed structure and appears to also house a number of brewery tanks.

### 2.2 Property Details

Legal Description: Lot 1 DPS 47564

Parcel ID: 4453394

Current Certificate of Title ref: SA43C/159

### 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 32A Somerset 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).

---

<sup>4</sup> *Waikato Times*, Volume 90, Issue 14010, 13 March 1919, Page 4

<sup>5</sup> *Waikato Times*, Volume 98, Issue 16139, 12 November 1924, Page 7

## 2.4 Description of Building or Structures

The former church appears to have been constructed to an eclectic mixture of architectural styles, borrowing elements from both the Bungalow, with exposed rafters and low pitched roofs at lower levels and Arts and Crafts aesthetics with hand crafted leaded light windows.

The two-storey structure has steeply pitched gable roofs clad in corrugated metal with a main hall area and an adjacent secondary space. The building has been constructed from blockwork masonry walling with a timber king-post roof truss structure with timber framing and half-timbering decoration to the gable ends. Exposed rafters are evident at the eaves. Joinery is mainly of original timber. Six light casement windows to the front elevation have window heads and sills which are integral within the concrete blockwork. Timber-framed multi-pane windows are also evident. Original leaded light and stained glass remains in some areas. Images of the interior of the building indicate that much original fabric remains

The secondary space sits to the northeastern side of the site and is stepped back from the street front. One of the gable ends to the side elevation appears to have incorporated flanking spaces with independently hipped roofs, likely for a vestry or similar.

A retractable roofing structure has been constructed to the rear of the building, to provide cover for an outdoor space. (Figure 8 - Figure 11).



Figure 6: The southern elevation of the building.



Figure 7: South (front) elevation as seen from the street.

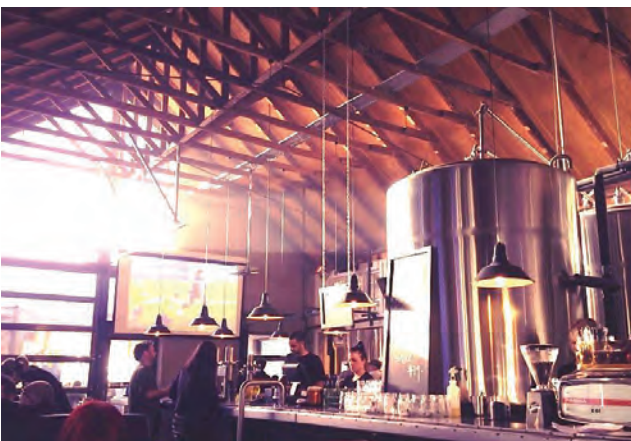


Figure 8: The interior of the building, with original roof trusses.

Source: Good George Brewery



Figure 9: The interior of the building.

Source: Good George Brewery



Figure 10: The interior of the building, showing original and modern leaded light windows and stained glass.  
Source: Good George Brewery



Figure 11: The interior of the building.  
Source: Stuff

### 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.*

<b>a. Historic Qualities</b>	
<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><b>Level of Significance:</b> <i>Moderate</i></p> <p><b>Explanation:</b> <i>The place has moderate associative value for its direct association to the prominent Jolly family, and their historical significance to Hamilton. Members of the Jolly family petitioned for the construction of the church</i></p>



	such as Francis Jolly's wife, and the Waikato Diocesan trust Board.
<p><b>ii. Historical Pattern:</b> - 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The place has moderate significance with regard to historic patterns in the region. The property is an example of an early 20<sup>th</sup> century church, constructed to serve a growing local community. It also provides evidence of a growing trend of converting historic community buildings, such as churches, into 'heritage' spaces such as bars and restaurants.</p>

<p><b>b. Physical/ Aesthetic / Architectural Qualities</b></p>	
<p><b>i. Style/Design/Type:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The former St George's Church has moderate architectural significance as an example of an early 20<sup>th</sup> century church built using an eclectic mix of architectural styles. The historic place has distinctive attributes including the timber trusses used to create the space for the congregation along with the handcrafted window elements.,</p>
<p><b>ii. Designer or Builder:</b> 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> The builder of the dwelling is unknown.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The former St George's Church has moderate rarity value as a good example of an early 20<sup>th</sup> century church within Hamilton with good integrity. The design of the building is unique.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The former St George's Church has moderate integrity value and retains the majority of its original features with some modern replacements. Original fabric also appears to have been retained to the interior of the building.</p>

c. Context or Group Qualities	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The property has low significance for its setting as it was subdivided in the 1980's.</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The former church has moderate landmark value as a highly visible building which is likely to be well-known by the local community.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The place makes a contribution to the continuity and established built character of the street by having remained in its original position since construction whilst providing evidence of material use and architectural design in this part of Hamilton.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The former church has moderate group value as one of a number of bespoke early 20<sup>th</sup> century churches constructed in the Hamilton area.</p>

d. Technological Qualities	
<p><b>i. Technological -</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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 former church 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:** Moderate

**Explanation:** The place has moderate cultural value for its longstanding connection to the local community while it served as a church, and to the spiritual community. The re-use of the church as a public building for food and drink also provides additional cultural value for the local community 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.

<p>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>	
--	--

### 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:	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 32A Somerset 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-701*

*DI 3W-754*

*CT SA533/93 (1931)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *35 Naylor Street*

*Hamilton East, Hamilton*



Figure 1: Villa at 35 Naylor 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 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: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.  
Source: ATL

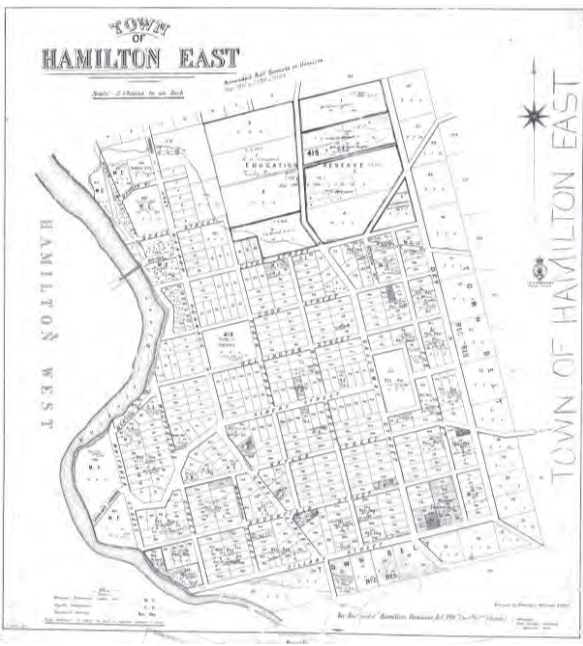


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup>

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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup> 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.<sup>8</sup>

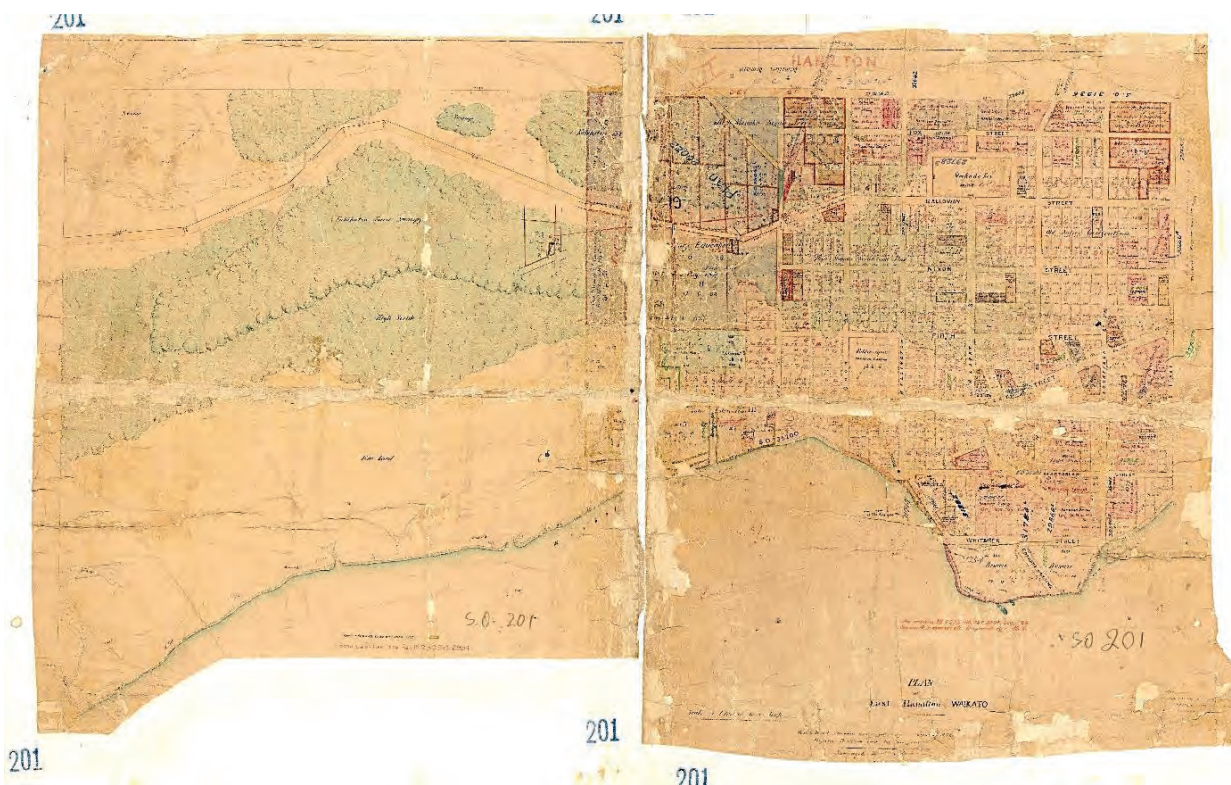


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4<sup>th</sup> Waikatos Regiment.  
Source: ATL

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

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

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

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

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

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

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

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



The property at 35 Naylor Street was originally encompassed within Allotment 263 Hamilton East, a one-acre block that was granted to 'P. Cotter' according to the 1864 survey map drawn up by William Australia Graham. The earliest Deeds Index reference for the property (DI 1F.31) shows that Cotter conveyed the property to Aitkin in 1870, and then Aitken conveyed the property to Keep in 1887. The property was conveyed via probate to Emmett in 1911 after Keep died. Emmett sold off a number of sections over the next few years before eventually selling the section of land which now houses the historic villa at 35 Naylor Street to Short in 1920, when a new Deeds Index reference was created (DI 3F.122).

A number of mortgages were taken out on the property from 1921-1924, though Short remained the owner throughout. The Deeds Index reference was transferred to a certificate of title under the Land Transfer Act after 1924. The earliest certificate of title is dated to 1931 (SA535/274) and gives Henry Habberfield Short, accountant, as the owner. The property remained in Short's ownership through until approximately the middle of the 20<sup>th</sup> century, where the property then changed hands a number of times, though none of these transfers were of note.

It is difficult to estimate the exact construction date of the dwelling at 35 Naylor Street; however, comparing the certificate of title information with the extant building (discussed below), the dwelling was likely constructed sometime prior to or just after 1910-11 when Emmett assumed ownership of the property. Although many villas were constructed broadly between 1800-1915, those built between 1880-1900 were more simplistic in nature and similar to basic cottages of the same era with handcrafted, simple details and construction. By comparison, villas built after the turn of the century between 1900-1915 were often more complex, with machine made decorative elements and had a more formal and grand aesthetic.

## 2. Physical Description

### 2.1 Setting - Site Description

The dwelling is located at the corner of Naylor Street and Firth Street in Hamilton East, on a large and prominent corner site.

### 2.2 Property Details

Legal Description: Part Allot 263 TN OF Hamilton East

Parcel ID: 4342946

Current CT: SA535/274

### 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 35 Naylor 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 35 Naylor Street is a good example of an early 20<sup>th</sup> 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 19<sup>th</sup> century but became much more decorative further into the 20<sup>th</sup> 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 5 'Typical' villas.  
Source: Various

35 Naylor Street is an increasingly rare corner angle bay villa estimated to have been constructed around 1910. The corner angle layout is suited to the corner plot and setting of the building, which gives prominence to the property as a whole.

The building has horizontal timber weatherboard cladding and a corrugated metal roof, with a corbelled brick chimney to the south, and verandah with a hipped roof (likely originally a bullnose profile) that faces south onto Naylor Street and west onto Firth Street. The corbelled northern chimney was dismantled between 2012-15 as the building was extended.

The verandah has received modification after 2012. Prior to this the veranda was partially infilled with weatherboards and casement windows and coloured glass infill to the south elevation. These infills were removed between 2012 -15 and posts, moulded arches and decorative balustrade installed. The infill coloured glazing which was removed from the verandah has been subsequently re-installed as part of new extensions at the rear (east) of the property.

In plan, the original dwelling follows the form of a corner angle bay villa, mostly symmetrical with large extensions to the north east. A lean to at the north elevation was dismantled between 2012-15 and another gable added to replicate the detailing of the south gable. The eastern extension incorporates a covered deck which replicates the detailing and mouldings of the main verandah. The south west gable end was also extended in 2017-18.

The original hipped roof has two gables projecting from it facing west and south. Both bays feature sash windows and decorative mouldings, whilst the Albert Street facing bay is also faceted.

A number of original decorative elements remain, such as the corbelled brick chimney stack, moulded gable brackets and decorative weatherboards to gables, eaves decorations at the bay windows and moulded corner brackets to the faceted bay.

Window joinery mainly consists of large double hung sash units. The southern sash window to the verandah has been altered to form French doors. Door joinery is of timber and mostly original. The front door consists of three bays with glazing to either side of the door and a triple section top light above providing light into the hall way.

There is a large double garage to the north west of the property which has been built after 2013 to match the style and decoration of the main villa including gable bracketry and 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 - 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><b>Level of Significance:</b> None</p>
	<p><b>Explanation:</b> 35 Naylor Street has associations with locally known individuals in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, though none of these are of relevance to the local area, region, or nation as a whole.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 35 Naylor 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 East area, it is set in an urban landscape laid out on a grid system in 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction. The property is an example of domestic architectural development, being one of a rare group of early 20<sup>th</sup> century corner bay villas, with some 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>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,</i></p>	<p><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 35 Naylor Street is of moderate significance as a surviving example of the type of early residential corner angle bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design and ornamentation give it moderate architectural significance.</p>

<i>period, craftsmanship, or other design element.</i>	
<b>ii. Designer or Builder:</b> <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>	<b>Level of Significance:</b> <i>Unknown</i>
	<b>Explanation:</b> <i>Unknown, (most likely purpose built).</i>
<b>iii. Rarity:</b> <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>	<b>Level of Significance:</b> <i>High</i>
	<b>Explanation:</b> <i>35 Naylor Street is of high significance as a surviving example of an early 1900's corner angle 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.</i>
<b>iv. Integrity:</b> <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>	<b>Level of Significance:</b> <i>Low</i>
	<b>Explanation:</b> <i>35 Naylor Street is a restored and altered example of circa 1910 villa architecture in Hamilton, with what can be assumed to be some original decorative elements. Later extensions and alterations reflect changes made for subsequent occupants; however they have do have an impact on the overall integrity of the dwelling.</i>

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> <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>	<b>Level of Significance:</b> <i>Moderate</i>
	<b>Explanation:</b> <i>35 Naylor Street is located at the corner of Naylor Street and Firth Street in Hamilton East on a prominent corner site. It is highly visible to the streetscape and is enhanced by well-manicured gardens and open space around it, giving it moderate setting significance locally. The corner plot setting of the property adds to the importance and value by its prominence and visual impact.</i>
<b>ii. Landmark:</b> <i>The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> <i>Moderate</i>
	<b>Explanation:</b> <i>35 Naylor Street has moderate significance as a local landmark which is likely somewhat recognised by the local community due to its high visibility and prominent corner site.</i>
<b>iii. Continuity:</b> <i>The historic place makes an important contribution to the continuity or character of the street,</i>	<b>Level of Significance:</b> <i>Low</i>
	<b>Explanation:</b> <i>35 Naylor Street makes a contribution to the continuity and established built character of the street. It</i>

<p>neighbourhood, area, or landscape.</p>	<p>provides evidence of early residential development in this part of Hamilton. However, the property on its corner plot has been largely altered and extended since construction thereby providing reducing overall continuity value.</p>
<p><b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its age, appearance, style, and setting 35 Naylor Street has some group value as one of a small number of early 20th century corner angle bay villas which are dispersed across Hamilton East.</p>

<p><b>d. Technological Qualities</b></p>	
<p><b>i. Technological</b> - 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 35 Naylor Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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</p>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 35 Naylor Street is not listed as a historic place with HNZPT.</p>

by the Heritage New Zealand Pouhere Taonga Act 2014.	
--	--

<b>f. Cultural Qualities</b>	
<p><i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> The dwelling at 35 Naylor Street makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. Its specific significance to the local community is not known.</p>

<b>g. Scientific Qualities</b>	
<p><i><b>i. Scientific:</b> 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 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.</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 35 Naylor 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 1F.31*  
*DI 3F.122*  
*CT SA535/274 (1931)*



# Hamilton City Council Heritage Inventory Assessment Form Draft

## 36 Anglesea Street

Central City, Hamilton



Figure 1: Art Deco style dwelling at 36 Anglesea 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 city area grew around Victoria Street (Figures 2-7), named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from as early as the late 19<sup>th</sup> 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 20<sup>th</sup> century. At the same time, suburbs to the south of the central city area - between Hamilton lake and the Waikato River - became established, such as Hamilton Lake and Hamilton Central.



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

The property at 36 Anglesea Street was originally part of Allotment 76 in the Town of Hamilton West. The earliest Certificate of Title for the property is SA501/1 (1925) which was issued in the name of Louisa Marjorie Spencer, wife of Frederick Montgomery Spencer of Hamilton, Medical Practitioner. Louisa Spencer took out a mortgage at this time. A 1928 newspaper advertisement states that Dr. F.M. Spencer had practiced at the Euston Buildings on Victoria Street, Hamilton and had formerly resided at Collingwood Street, Hamilton.<sup>1</sup> On the basis of this 1928 newspaper advertisement stating that another medical practitioner was now practicing out of Spencer's former residence, it could be assumed that the construction of 36 Anglesea Street followed Spencer's ownership and mortgage, and that the Spencer family was residing in the extant dwelling at this time, circa 1928. However, the building could also have been constructed any time after the 1925 mortgage and prior to 1939 at the point of sale.

In April 1939 Louisa Marjorie Spencer sold the property to Norman Reginald Lawler of Hamilton, Agent.<sup>2</sup> Within months the property was transferred to Irene Clair Darby, wife of Roy Steven Darby of Hamilton, Company Director, November 1939. Irene Clair Darby took out a mortgage in May 1941. In the mid-late 1950s, Irene Claire Darby subdivided the rear of the section (Lot 5) and negotiated a right-of-way from the adjacent property to the southeast (Lot 3) for street access from Hillsborough Terrace to this newly-formed rear section.<sup>3</sup> Survey plan DP S.5117 (1955) shows this subdivision and the present-day property boundary of 36 Anglesea Street (Lot 6).

This 2-storey dwelling was constructed with features typical of the Art Deco style (Figure 1, 8-11). On the basis of the building's architectural style, the certificates of title and survey plans following Louisa Marjorie Spencer's ownership in 1925, the dwelling was likely constructed in the late 1920s. An estimated date of construction circa 1928 is therefore proposed subject to further detailed investigation and research.

<sup>1</sup> 'Advertisements - Medical', *Waikato Times*, 7/08/1928, p6.

<sup>2</sup> SA501/1

<sup>3</sup> SA1473/29 (1958)

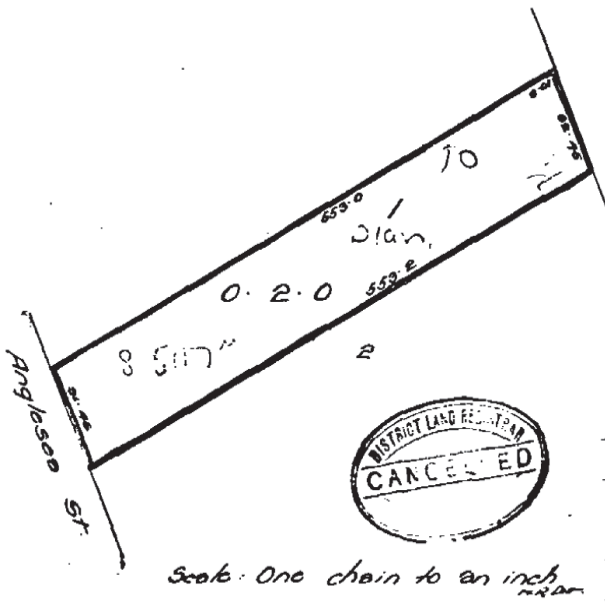


Figure 8: Plan of the original extent of the property at 36 Anglesea Street (Allotment 76) - SA501/1 (1925). Source: LINZ

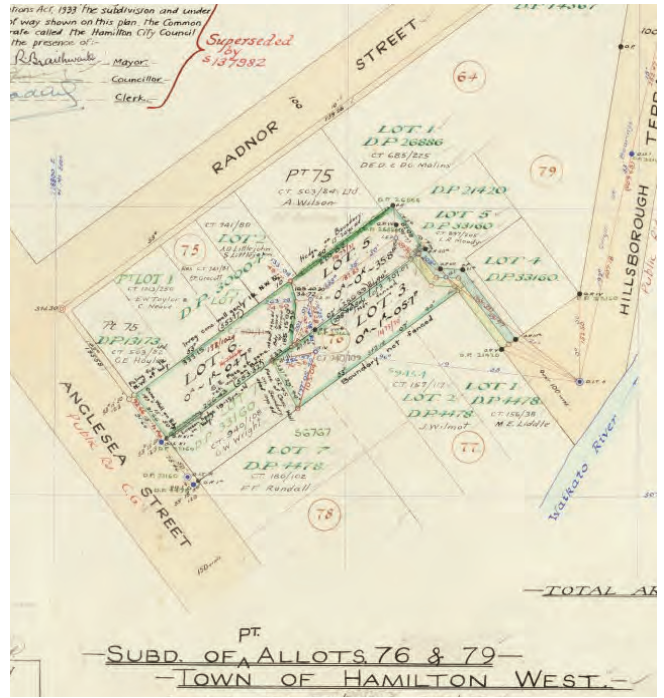


Figure 9: Snip of DP S5117 (1955) showing Lot 6 which features the extant dwelling on the property at 36 Anglesea Street, Hamilton. Source: QuickMap.



Figure 10: Aerial view of 36 Anglesea Street, Hamilton. Source: HCC GIS



Figure 11: Southwest street facing elevation of the dwelling at 36 Anglesea Street.

The dwelling at 36 Anglesea Street has been previously identified as being associated with Terence Phillip Vautier, a Hamilton architect, who may have been responsible for its design.<sup>4</sup> 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.

<sup>4</sup> Archgen 754 - Research Project, A. Morris, 2019 p.65



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.*

*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 site is located on the south end of Anglesea Street and is one of the last properties at the end of the cul-de-sac at the top of the hill, which overlooks the Waikato River to the southeast. The surrounding area consists mostly of residential buildings, with the topography sloping down to the Waikato River east and southeast of the road end. Vegetation and a timber fence along Anglesea Street partially obscure the property from view. The rear end elevation of the Art Deco styled dwelling is positioned to the northeast to take advantage of the sun, whilst the upper floor still presents itself to the street, despite the southwest elevation being obscured by a high stucco covered fence.

Historical documentation indicates that the northeast end of the original property was subdivided in the mid-late 1950s. Neighbouring properties primarily consists of modern dwellings and older housing stock.

### 2.2 Property Details

Legal Description: Lot 6 DPS 5117

Parcel ID: 4303322

Current Certificate of Title ref: SA13B/1029 (1971)

### 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 36 Anglesea 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

36 Anglesea street is a large two storey domestic dwelling in the Art Deco 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 in New Zealand 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 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 building was likely constructed in the mid-1920s whilst the property and site was owned by Louisa Marjorie Spencer, wife of Hamilton doctor F.S. Spencer. They owned the property from 1925 until 1939.

The building has original features typical of the Art Deco style (Figure 1,10-11). The building is timber framed and façades have a stucco cladding throughout. The building is partially obscured from the road view by a high stucco-covered wall along the driveway. However, the southwest elevation of the first-floor is visible from the street. The northeast elevation faces out towards the Waikato river (Figure 10).

The roof is single pitched and hidden behind the roof parapets. The north east (rear) and south west elevation (street facing) have curved facades, and geometric patterns with relief mouldings to the parapet walls, and geometric window units throughout.

The street facing elevation features a curved balcony at first floor and projecting canopy between floors, as well as casement and fixed windows, typical of this archetype. The roof parapet and lower balcony feature a delicate capping course which has been highlighted with a dark colour, to juxtapose the plain white elevations.

While the use of the Art Deco 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). The exterior of the building appears to be in largely original condition. The use of the Art Deco 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.

An aerial photograph indicates that the property has been sympathetically modified with Art Deco paving and landscaping over time. A garage addition attached to the side of the house on Anglesea Street appears to have been constructed in a sympathetic style to the dwelling at a later date.

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.<sup>5</sup>

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.

Should the connection to Vautier be confirmed and considering the estimated construction date of 1928, this would make 36 Anglesea Street one of the earliest large domestic Art Deco dwellings to have been designed with input from the local architect. If confirmed it would most likely be that this design was completed whilst he was working under his father, Registered Architect Charles Vautier.<sup>6</sup> Should the construction date be confirmed to be after 1931, it would follow that the design could be attributed to 'Vautier and Vautier Architects and Structural Designers', as in this year Vautier became a registered architect in his own right having formed a partnership with his father.<sup>7</sup>

---

<sup>5</sup> Archgen 754 - Research Project, A. Morris, 2019 p.65

<sup>6</sup> Archgen 754 - Research Project, A. Morris, 2019 p.12

<sup>7</sup> Archgen 754 - Research Project, A. Morris, 2019 p.17



### 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><b>Level of Significance:</b> Low</p>
	<p><b>Explanation:</b> 36 Anglesea Street has associations with locally known individuals during various periods of its occupation; however, none of these individuals are historically notable. There are no other 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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 36 Anglesea Street has moderate significance with regard to historic patterns in the region. The property was subdivided in the early 20<sup>th</sup> century from a larger town allotment, 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. The most recent subdivision took place in the mid-late 1950s which involved the rear of this property.</p> <p>The property is an example of domestic architectural development, being one of a group of 2-storey Art Deco styled houses, with good integrity and which are dispersed across Hamilton. The property demonstrates the social</p>

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

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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 36 Anglesea Street is of moderate significance as one of a group of unusual private properties, in the Art Deco style in large scale and with two storeys. While the use of the Art Deco style in the region is widespread, these were usually constructed on a much smaller scale (typically single storey). The use of the Art Deco style at this scale is of note for the City and 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><b>Level of Significance:</b> Unknown</p>
	<p><b>Explanation:</b> 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><b>Level of Significance:</b> High</p>
	<p><b>Explanation:</b> 36 Anglesea Street is an uncommon example of a vernacular Art Deco style building on a larger scale, giving it high rarity value for the city and region.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> 36 Anglesea Street appears to have moderate authenticity and integrity, retaining the majority of its original features, without major modifications to the original exterior building fabric.</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><b>Level of Significance:</b> Moderate</p>
	<p><b>Explanation:</b> The property at 36 Anglesea Street has moderate significance for its setting. The original property was subdivided in the mid-late 1950s but the extant dwelling's footprint retains much of its original site layout. Despite the later garage addition and modern landscaping, these are in keeping with the original style and ornamentation of the house, which retains the visual</p>

	character of the site and provides some value. However, the street elevation of the house is partially obscured by a high solid wall.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 36 Anglesea Street cannot be seen easily from the road and has no known landmark value.</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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 36 Anglesea Street makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Art Deco architectural design in this part of Hamilton. The street elevation is partially obscured by a high fence, resulting in some loss of continuity value of the place.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to its appearance, age and style, 36 Anglesea Street has some group value as one of a few larger two storey examples of Art Deco styled dwellings in Hamilton.</p>

<b>d. Technological Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 36 Anglesea Street 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><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> 36 Anglesea Street is not listed as a historic place with HNZPT.</p>

## f. Cultural Qualities

<p><i><b>i. Cultural:</b> 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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> Occupied for approximately 100 years, 36 Anglesea Street 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>
---	---

## g. Scientific Qualities

<p><i><b>i. Scientific:</b> 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</i></p>	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The building has some potential to contribute to information about the design and construction of larger scale grand residential dwellings in the early to mid-20<sup>th</sup> century in the Waikato region.</p>
--	---

<p>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>	
--	--

### 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 36 Anglesea Street be scheduled in Plan Ranking: Category B.**

## 4. Bibliography

### 4.1 General Sources

*Archgen 754 - Research Project, A. Morris (2019)*  
*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 SA501/1 (1925)*

*CT SA1473/29 (1958)*

*CT SA13B/1029 (1971)*

*DP S.5117 (1955)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *Hamilton West School Main Classroom Building*

*36 Hammond Street, Hamilton Central, Hamilton*



*Figure 1: The Hamilton West School Building at 36 Hammond Street.*

### 1. Historical Summary<sup>1</sup>

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.*

---

<sup>1</sup> Information in this section has been sourced from "An Audio/Video History, The Hamilton Gardens, An Interview with David Bowden, Visual Archives 2006 (available at Hamilton City Libraries)"

*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.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> century, residential housing was constructed in this area to provide accommodation for the growing numbers of residents in the city. The area was generally known as 'Hamilton West'. 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.

---

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

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

<sup>4</sup> <https://www.stuff.co.nz/waikato-times/news/10412889/Voyage-around-the-Hamilton-Lake>



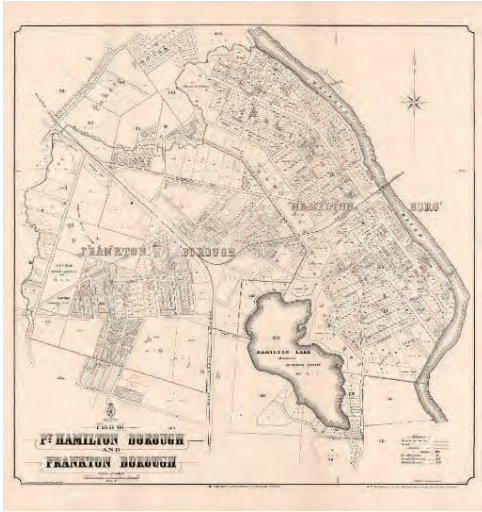


Figure 2: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913. Source: ATL



Figure 3: A man rows across Lake Hamilton, 1906. Source: HCC Archives

The Hamilton West School was established in 1864 and is one of the oldest schools in New Zealand.<sup>5</sup> The original Hamilton West School has its origins in the redoubt that was built in the early days of European Settlement - situated in Victoria Street where St Peter's Anglican Cathedral now stands.<sup>6</sup> Historic newspaper articles published in 1870s, indicated that the old schoolhouse was sold, and a new site was built upon where the WINTEC campus on Anglesea Street now stands.<sup>7</sup> Little information is available in the intervening years. Proposals to relocate the school yet again were first seen in 1929,<sup>8</sup> but this proposal was rejected later in the same year when the Minister for Education deemed that "until the school needs replacement, it should remain on its current site".<sup>9</sup>

Almost a decade later, calls for a new school on a new site were renewed, with a site between Hammond Street and Pembroke Street suggested by the Auckland Education Board.<sup>10</sup> This site had originally been part of Section 16 of what was then referred to as 'Hamilton West'. It was one of several sections on the southern perimeter of what is now Hamilton Central that had been designated as Town Belt. In 1924, Fow Street was pushed through Section 16 to link to Park Terrace and Horne Street (then Richmond Avenue). In 1934, the remainder of Section 16 was subdivided into Sections 51 and 52 (SO 27628, Figure 4). At that time, Hammond Street had not yet been extended to Park Terrace or Horne Street (which can just be seen at the bottom of the SO 27268). After this subdivision, the land remained in the hands of the Borough Council, with some being taken for waterworks in 1935 (SO 28126).

<sup>5</sup> Hamilton West School website: <https://hamwest.school.nz/our-school/>

<sup>6</sup> Hamilton West School website: <https://hamwest.school.nz/our-school/>

<sup>7</sup> Hamilton West School website: <https://hamwest.school.nz/our-school/>

<sup>8</sup> Waikato Independent, Volume XXIX, Issue 3074, 18 April 1929

<sup>9</sup> Waipa Post, Volume 39, Issue 3071, 2 November 1929

<sup>10</sup> Waikato Times

LAND DISTRICT: AUCKLAND

HAMILTON S. D.

8 / 405

BOROUGH OF HAMILTON

HAMILTON WEST TOWN BELT

Te Rapa Parish

Recreation Reserve. Gaz. 1879 p. 72.  
Borough of Hamilton Domain. Act. 1914. Section 10. Sub-section 1. (1) p. 319.

Total Area 17a. 2r. 31p.

460 / 1879/683

Plan of Secs. 51, 52 formerly being Pt. Sec. 16; and Sec. 53 formerly being Pts. Secs. 20, 21 Hamilton West Town Belt.

Compiled in Survey Office July 1934

SCALE: FOUR CHAINS TO AN INCH.

I, Registered Surveyor, hereby certify that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board.

Dated at this day of 193

Registered Surveyor.

Approved  
R. G. Chapman  
Chief Surveyor  
18/11/34

Plan No.  
**27628**

SAFE

Figure 4: Survey plan SO 27628 showing Sections 51 and 52 which would become the school site. Source: LINZ

Following the Auckland Education Board's recommendation, R. Savage, architect to the Education Department, visited the site to survey it for himself, and deemed it appropriate. A Certificate of Title dated July 1938 confirms that the land was purchased by the Crown (SA703/258). In August 1938, a grant for the new school building was approved by Cabinet, and

the plans had been preapproved.<sup>11</sup> By October, timber was arriving on the new site to begin the site preparation works.<sup>12</sup>

In March of 1939, the newspapers were advising that the site work for the new school had been started upon by the contractor – A. Murray of Auckland.<sup>13</sup> By May, tenders for the construction of the classrooms had been called by the Auckland Education Board.<sup>14</sup> Work on the classrooms began in September of 1939, with the contractor named as J. Sanderson of Papatoetoe, and the total cost of the buildings approximated at £15,000.<sup>15</sup> In March of 1940, another Certificate of Title was created which showed the land was now owned by the Education Board of the District of Auckland for the building of a public school (SA727/7). The school was used for the first time on the 17<sup>th</sup> June, 1940, though a formal opening ceremony was postponed due to the Minister for Education – H. G. R. Mason – being unavailable due to parliamentary duties.<sup>16</sup> The facilities were described as:

*“a magnificent structure, with large playing grounds, including a new full-length football field. The new building consists of a large line of spacious rooms, with a verandah running along the front, facing a northerly direction, and thus receiving sun at all parts of the day. The teachers facilities are excellent, almost every room having a wash-basin with hot and cold water, and numerous cupboards set neatly into the wall. The building is also well ventilated, and a feature is the small tables and chairs, instead of desks, for the infants. The school compares quite favourably with any in the Dominion and Hamilton is indeed fortunate in having such a fine school.”<sup>17</sup>*

On several occasions, the school was used as a military hospital during the second world war.

The site of the school remains largely as it was in 1940, after Hammond Street was extended (with a dogleg) to link with Horne Street and Park Terrace (SO 31232). The road reserve created for Fow Street, which cuts through the centre of the site, was never used. New buildings have been added to the site as the school has expanded, and some modifications to the original buildings have been made over time, reflecting the changing needs and priorities of primary school education.



Figure 5: The original Hamilton West School, prior to it moving to the current site, undated.  
Source: Hamilton West School website.



Figure 6: Aerial showing the school site today. The outline shows the recommended extent of the site to be scheduled.

<sup>11</sup> Waikato Times, Volume 123, Issue 20581, 19 August 1938

<sup>12</sup> Waikato Times, Volume 123, Issue 20627, 13 October 1938

<sup>13</sup> Waikato Times, Volume 124, Issue 20760, 21 March 1939

<sup>14</sup> Waikato Times, Volume 124, Issue 20812, 24 May 1939

<sup>15</sup> Waikato Times, Volume 125, Issue 20913, 19 September 1939

<sup>16</sup> Waikato Times, Volume 127, Issue 21139, 14 June 1940

<sup>17</sup> Waikato Times, Volume 127, Issue 21139, 14 June 1940



Figure 7: Aerial of the Hamilton West School, 1951.  
Source: ATL, ID: WA-27937-F

## 2. Physical Description

### 2.1 Setting - Site Description

Hamilton West School is located between Hamilton Lake and the Waikato River, in what is now Hamilton Central (previously referred to as Hamilton West). The school is bounded Hammond Street to the east, Horne Street to the south, and residential properties accessed from Fow Street, Pembroke Road, and Horne Street. The school buildings are easily visible from Hammond and Horne Street.

### 2.2 Property Details

Legal Description: Lot 3 DP 521812

Parcel ID: 7876128

Current CT: 826280

## 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 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 Hamilton West School is a typical example of a 1930s-40s classroom block, which were being built across New Zealand at the time. The new labour government elected in 1935, led by Michael Joseph Savage, reformed classroom design across New Zealand in order to improve the health and wellbeing of its occupants and therefore stimulate better learning. These new schools traditionally had a repetitive utilitarian design of a single long rectangular block with centralised administration area. Large windows let in more light and air, with some blocks having the ability to open up an entire side. Construction was in timber, as opposed to the traditional brick.



Figure 8: Orakei Primary School built in the late 1930's to the Labour government's new ideologies, photographed in 1948.

The Hamilton West School main classroom building is an exceptionally long timber frame structure, with a short wing of classrooms to the east and a long wing of classrooms to the west of the main administration area. Its longitudinal axis runs from east to west, with circulation on the south side and classrooms on the north side, taking full advantage of the sun.

The building is simple, with bevel back weatherboard cladding, unadorned boxed eaves, and hipped roofs that are connected with lower, flat roofed or gable roofed sections. The most striking detail of the building are the continuous rows of multi-paned windows and glazed doors. On the south side, the double-hung sash windows are typically at high level, so that the sill height would be above the head height of most children, leaving ample wall space for hanging coats and bags. On the north side, glazed doors open from the classrooms directly onto a verandah, above which are horizontally pivoting multi-paned windows that would have allowed air to circulate when it

was too cold to have the doors open. Multi-pane casement windows in a similar design are found in other parts of the building.



Figure 9: Part of the northern side of Hamilton West School today.  
Source: Hamilton West School Alumni



Figure 10: Part of the southern side of Hamilton West School today.

### 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><b>Level of Significance: High</b></p> <p><b>Explanation:</b> <i>The place is associated with the Education Department, who were in charge of all construction projects for government agencies such as schools. The place is also associated with the Auckland District Education Board. More widely, the place is associated with the local community of Hamilton West, and numerous past and present students and their families, some of whom will be locally or regionally significant.</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><b>Level of Significance: High</b></p> <p><b>Explanation:</b> <i>The school reflects the historical pattern of change in the approach to designing education buildings that was happening in the 1930s and 1940s. It is directly associated with the promotion of 'open-air' schools which focussed on the wellness of students as being key to their academic success. The school also reflects the historical patterns of growth in the surrounding area that was occurring at this time, and the struggle with a school that had become too small and run-down to service that community.</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><b>Level of Significance: High</b></p> <p><b>Explanation:</b> <i>The Hamilton West School main classroom building has high architectural significance for its design typology which was championed by the Labour Government of 1935. This new era of schools featured long rectangular timber-framed structures with a single row of classrooms orientated to the north and large windows to maximise air and light.</i></p>
	<p><b>Level of Significance: High</b></p>

<p><b>ii. Designer or Builder:</b> 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><b>Explanation:</b> The main classroom building was designed by the Government's Education Department, overseen by R. Savage who personally visited the site to verify its suitability for a school prior to construction.</p>
<p><b>iii. Rarity:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The Hamilton West School main classroom building has moderate rarity value as a 1940's educational complex designed to the new standards of the 1935 Labour Government. Its rarity is increased by the size of the block, which is exceptionally long; and by its being relatively unmodified.</p>
<p><b>iv. Integrity:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The main classroom block appears to retain the majority of its historic fabric on the exterior, though there have been some modifications and additions over time, as is to be expected of a school that must change to meet the changing needs of its students.</p>

<p><b>c. Context or Group Qualities</b></p>	
<p><b>i. Setting:</b> 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The grounds of the Hamilton West School have changed over time, as new buildings have been added and various landscaping works have been carried out. However, the main classroom building remains the dominant building on the site, which is largely unchanged in size since it was constructed; and it continues to be the school's main "frontage".</p>
<p><b>ii. Landmark:</b> The historic place is an important visual landmark or feature.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The Hamilton West School main classroom building has moderate landmark value as an educational building within a residential area, particularly due to its size and proximity to the street.</p>
<p><b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The Hamilton West School main classroom building has moderate continuity value for its contribution to the character of the street and wider area.</p>
	<p><b>Level of Significance:</b> Moderate</p>



<p><b>iv. Group:</b> 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><b>Explanation:</b> The place has moderate group value as one of a number of 'new design' classrooms based on ideals championed by the 1935 Labour Government with regard to the design of educational facilities. The surrounding area, though residential, typically features buildings of similar age and construction type, which denote the growth that was occurring in this part of Hamilton in the 1920s-1940s, extending the significance of the school block.</p>
--	--

<p><b>d. Technological Qualities</b></p>	
<p><b>i. Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The Hamilton West School main classroom building has moderate technological value for its design. While the construction materials and techniques used were common, the combination of elements including large double hung windows, double and bifolding doors, and horizontally pivoting windows, was innovative in school design at the time.</p>

<p><b>e. Archaeological Qualities</b></p>	
<p><b>i. Human, Occupation, Activities or Events:</b> 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Although the Hamilton West School main classroom building was constructed in the 20<sup>th</sup> 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><b>ii. HNZPT:</b> 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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not listed with HNZPT.</p>

<b>f. Cultural Qualities</b>	
<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>	<b>Level of Significance: High</b>
	<b>Explanation:</b> <i>The place has high cultural significance for its importance to the Hamilton Central/Hamilton West community. The school, although now housed in its third building iteration, has been in existence for more than 150 years and there is a strong community connection. It will have significance to past and present students, and their families.</i>

<b>g. Scientific Qualities</b>	
<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>	<b>Level of Significance: Moderate</b>
	<b>Explanation:</b> <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>

### 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:                      | High     |
| d) Technological Qualities:                      | Moderate |
| e) Archaeological Qualities:                     | Unknown  |
| 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 the Hamilton West School Main Classroom Building (only) 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 SA703/258 (1938)*  
*CT SA711/73 (1939)*  
*CT SA727/7 (1940)*  
*CT SA782/148 (1941)*  
*SO 17643 (1924)*  
*SO 27628 (1934)*  
*SO 28126 (1935)*  
*SO 31232 (1940)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *38 Brookfield Street*

*Hamilton East, Hamilton*



Figure 1: Villa at 38 Brookfield 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 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: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.  
Source: ATL

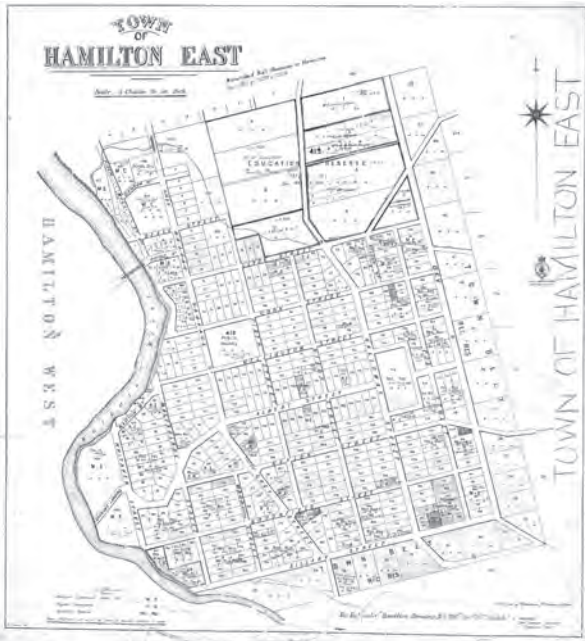


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.  
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers’ military pay was cut, and food rations continued for only a year.<sup>4</sup>

Survival was so difficult that many left before they gained freehold title to their land on completion of three years’ service.<sup>5</sup> 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.<sup>6</sup> Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.<sup>7</sup>

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.<sup>8</sup>

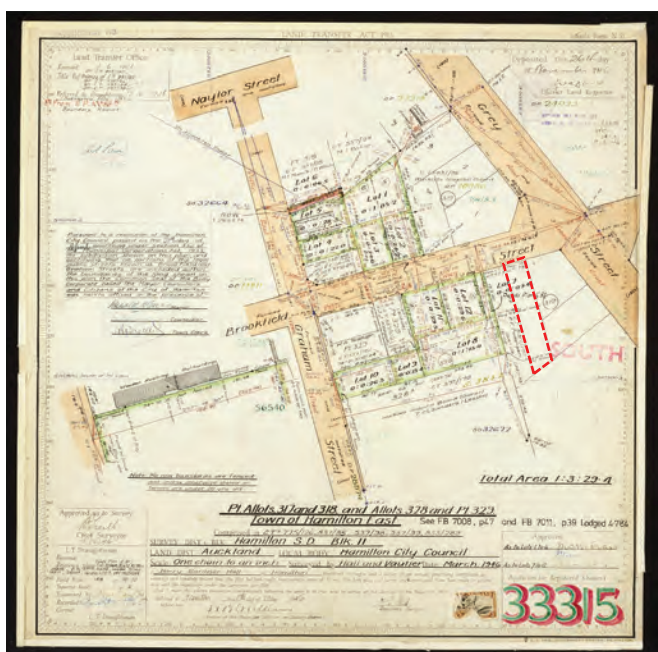


Figure 4: 1946 plan showing 38 Brookfield St on allotment 319 (right of lot 7 on Brookfield St).  
Source: LINZ, DP 33315



Figure 5: Aerial view of 38 Brookfield Street, 2021.  
Source: HCC GIS Maps

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

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

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

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

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

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

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

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

The property at 38 Brookfield Street was originally encompassed within Allotment 319 Hamilton East, a one-acre block that was granted to R. W. Baber according to the 1864 survey map drawn up by William Australia Graham.

According to the original deeds index, several conveyances occurred following this, meaning the land was likely subdivided prior to 1907 (DI 1F.407). A Deeds Plan C.81 indicates that 38 Brookfield Street sat within lot 3 and was mortgaged by Scott in 1908 (DI 2F.726). There are many references in Waikato papers to parcels of land in Brookfield Street being sold by J B Scott in the late 1910's. However, we cannot be certain that this was the same Mr Scott that owned 38 Brookfield Street.

Scott conveyed the property to Armstrong in 1919 and it was once again mortgaged in 1920. In 1920 Armstrong transferred lot 3 to McMullin, who retained the property until 1931. At this time Mr James Henry Monkman took possession of the property, as a family home. As an early settler of Hamilton, Mr Monkman features in the papers for his Farrier business and his recount of his time working at Hamilton East's first forge, owned by Mr T. Slade.<sup>9</sup>

The estate was transmitted to Ernest Henry Monkman (a builder) and Kathleen Moore, in 1947. Ernest and his twin brother Alfred enlisted as riflemen in the New Zealand Rifle Brigade in 1916. Unfortunately, Alfred died in a battle at Passchendaele Ridge in 1917. He earned a Military Medal for conspicuous gallantry, by singlehandedly clearing a German machine gun nest, thus allowing the allied forces to continue to advance.<sup>10</sup>

The property stayed with the Monkman family until the 1950s. A number of other transfers of the property occurred during the mid to late 20<sup>th</sup> century, though none of these are of historic significance to the property. The property was surveyed in 1983 (becoming lot 1 DPS 34797) and became a cross leased property with two dwellings on it, in 1986 (CT SA31C/158).

It is difficult to estimate the exact construction date of the dwelling at 38 Brookfield Street; however, comparing the deeds indexes, certificates of title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1908 - 1920. As lot 3 was conveyed as a separate lot in 1907, it is possible that the first mortgage on the property, taken by Scott indicates the construction of the extant dwelling to be circa 1908, though there is no proof of this.

## 2. Physical Description

### 2.1 Setting - Site Description

The dwelling is located on the southern side of Brookfield Street, near the prominent intersection with Grey Street in Hamilton East. The property was subdivided in the 1980's, with the historic villa being retained on the front site and a new building constructed on the rear site. The surrounding area largely consists of residential dwellings and commercial spaces, towards Grey Street.

### 2.2 Property Details

Legal Description: Lot 1 Deposited Plan 34797

---

<sup>9</sup> *Waikato Times*, Volume 124, Issue 20741, 27 February 1939, Page 9

<sup>10</sup> <https://heritage.hamiltonlibraries.co.nz/objects/9852/ernest-henry-and-alfred-monkman>

Parcel ID: 4566641

Current Certificate of Title ref: SA35B/330 and SA45C/500

## 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 38 Brookfield 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 38 Brookfield 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 38 Brookfield Street is a twin gable plain villa, estimated to have been constructed between 1908-1920. The building has rusticated weatherboard cladding and a fairly steep roof line with corrugated metal cladding (non-original) which repeats over the central entry verandah. Spouting to the verandah is also not original. The property has little ornamentation typical for a villa, apart from the trim and timber balusters around the edge of the verandah. There may have been some additional gable detailing in the past, which is now removed, however it is also possible the property was originally built to a budget, without superfluous embellishment. There is a brick chimney which is likely to be original. The triple double hung sash windows to either side of the main front door are also presumed to be original. Historic aerials illustrate a typical lean-to at the back of the building and highlight that the form of the building has remained relatively consistent over many years.

### 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.*

<b>a. Historic Qualities</b>	
<i>i. <b>Associative Value</b> - 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 38 Brookfield Street has direct association to James Henry Monkman, a local farrier/ forge worker who was an early settler of Hamilton. This creates some low associative value.
<i>ii. <b>Historical Pattern:</b> - 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 38 Brookfield Street has moderate significance with regard to historical patterns in the local area. Although likely built after the turn of the century and the initial settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system in 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction.

<b>b. Physical/ Aesthetic / Architectural Qualities</b>	
<i>i. <b>Style/Design/Type:</b> 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> Due to its design, and fairly simplistic villa form, 38 Brookfield Street is of moderate architectural significance as an example of an early 20th century twin gable villa.
<i>ii. <b>Designer or Builder:</b> 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>	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> The builder of the dwelling is unknown.
<i>iii. <b>Rarity:</b> The place or elements of it are unique, uncommon, or rare at a local, regional, or</i>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 38 Brookfield Street is of moderate significance as a surviving example of a mostly intact early

national level, or in relation to particular historic themes.	1900's twin gable villa. Although villas generally were a more common building typology at the time, it is now a rare example of its type with many similar structures in the locality being demolished for modern development, or highly modified to the point of loss of integrity value.
<b>iv. Integrity:</b> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 38 Brookfield Street is a preserved example of a mostly intact early 1900's twin gable villa with some more recent minor modifications. Later adaptations and alterations reflect changes made for subsequent occupants however the property has retained the original integrity of the building.</p>

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The property at 38 Brookfield Street has low significance for its setting. The lot has been built on to the rear, losing the original site layout, seen in the 1946 survey DP 33315. The front elevation however retains its original setting providing some value.</p>
<b>ii. Landmark:</b> The historic place is an important visual landmark or feature.	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> 38 Brookfield Street has low significance as a local landmark which is partially obscured by low hedges, although maybe recognised by the local community as an example of a typical older villa dwelling.</p>
<b>iii. Continuity:</b> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place makes a contribution to the continuity and established built character of the street by providing evidence of a typical example of a plain villa design in this part of Hamilton during the early 20<sup>th</sup> century.</p>
<b>iv. Group:</b> 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate group value as one of a small number of highly authentic early 20<sup>th</sup> century twin gable villas in Hamilton, and as one of a number of historic dwellings on Brookfield Street.</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 low technological significance for its use of materials and construction methodologies 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 38 Brookfield Street is thought to have been constructed circa 1908 – 1920, 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:** 38 Brookfield Street 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

**Level of Significance:** None

**Explanation:** The dwelling at 38 Brookfield Street has no known cultural value.

<p>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>	
--	--

<b>g. Scientific Qualities</b>	
<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><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> The place has some potential to contribute to information about the history and architectural development of the early villa styles which developed 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: | 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 38 Brookfield 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 1F.407 (1907)*  
*DI 2F.726 (1907)*  
*CT SA537/100 (1931)*  
*CT SA31C/158 (1984)*  
*DPS 33315 (1946)*  
*DPS 23474 (1976)*  
*DPS 34797 (1983)*

# Hamilton City Council Heritage Inventory Assessment Form Draft

## *38 Piako Road*

*Claudlands, Hamilton*



Figure 1: Bungalow at 38 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).<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.<sup>4</sup> Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.<sup>5</sup>

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.<sup>6</sup> The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4<sup>th</sup> 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.<sup>7</sup>

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 38 Piako Road was within Lot 1 of Section C.<sup>8</sup>

---

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

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

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

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

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

<sup>6</sup> Miropiko Reserve Management Plan, HCC (2001)

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

<sup>8</sup> Section C spanned Pt. Allotment 217 and Pt. Allotment 218





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



Figure 3: Survey plan DP 79 showing the subdivision of Claudelands, 1879. Lot 1 of Section C is indicated.  
Source: Waikato Library Archives

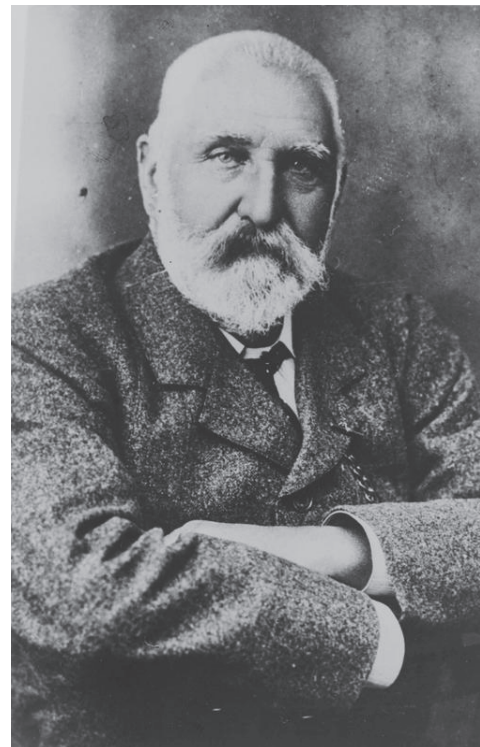


Figure 4: Francis Richard Claude, date unknown.  
Source: Hamilton Library Archives

The first Certificate of Title for Lot 5-C (SA19/50) details the transfer of the property from Francis Richard Claude to Samuel McLernon in 1880. McLernon died in 1926 and his obituary was printed in the Waikato Times, marking him as a notable individual within the region. The 1926 obituary noted he had moved from Hamilton to Napier before his death.

McLernon would hold the property for a decade before then transferring it to Edwin Thomas Davey in 1890. Davey then transferred the property to Elizabeth Spain, wife of Thomas Spain, in 1897, before Spain then transferred the property to Margaret Brown Graham in 1903.

Graham, who also owned Lot 5-C immediately adjacent to Lot 1-C, had the land surveyed and subdivided in 1910. Graham sold Lot 4 of this subdivision, which would come to encompass 38 Piako Road (DP 6798, Figure 5), to James Glover, Methodist minister, in 1915 (SA237/119). A house and shed are shown on Lot 12 of the survey plan, but there are no other buildings, indicating that Lot 4 was vacant at the time that it was subdivided.

Little tangible information could be sourced relating to Glover, other than a long-running series of minor criminal offences published in the local newspapers. Glover owned the property for more than three decades before passing it to his son, Leonard Albert Glover, after his death in 1940. The property was then sold to Eva May Feist. In 1955, Lot 4 DP 6798 was subdivided into two (DPS 3988, Figure 6) and the extant boundaries of the property at 38 Piako Road were defined. Feist retained 38 Piako Road until 1975 (SA1468/15).

A number of other conveyances occurred throughout the 20<sup>th</sup> century, but none are of historic significance.

Comparing the Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1915 and 1940 when James Glover was in ownership.

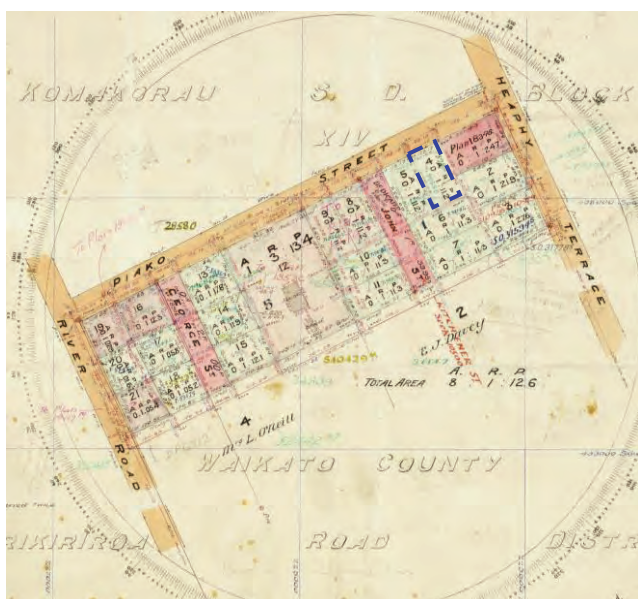


Figure 5: Snip of survey plan DP 6798 showing the subdivision of Lots 5 (left) and 1 (right) of Section C, 1910. Lot 4, which would come to encompass 38 Piako Road, is indicated.

Source: LINZ

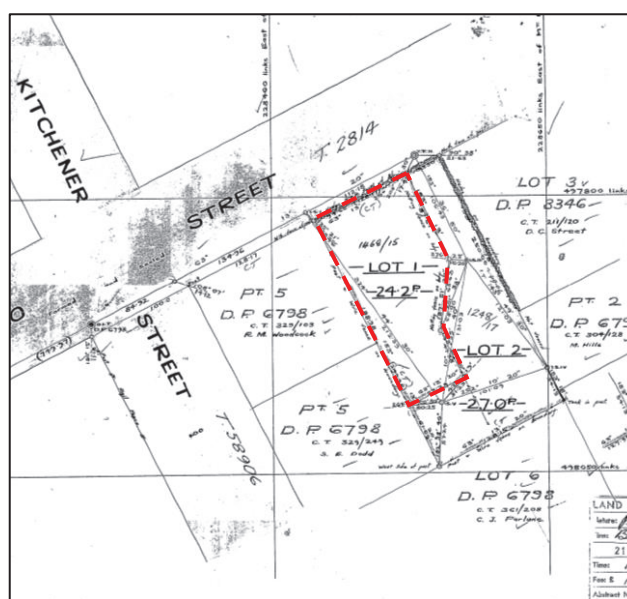


Figure 6: Snip of survey plan DPS 3988 showing the subdivision of Lot 4, 1955. 38 Piako Road is indicated. Source: LINZ

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Piako Road in Claudelands. A large tree is located immediately in front of the property which partially obscures it from the street. The surrounding area predominantly consists of single storey residential buildings, although there are also some two storey dwellings nearby.

### 2.2 Property Details

Legal Description: Lot 1 DPS 3988

Parcel ID: 4394143

Current CT: SA1468/15

### 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 dwelling at 38 Piako Road is a bungalow that was constructed after 1915.

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 do feature), with timber frame joinery, and brick chimneys. Characteristics of the style include a low-slung gabled roofs (unlike the steep pitch of the villa) and an asymmetrical building form which often features a bay window to one side and a verandah or porch to the other. This can be seen at 38 Piako Road, where the front elevation features a box-bay window with an independent roof, and a porch positioned under the main roof. The windows of the dwelling are a combination of casement, with some windows also having fanlights, as is also typical of a bungalow.

The eaves of the building at 12 Piako Road feature exposed rafter-ends, and the front-facing gable-end features a shingled panel finished in a bell cast with supporting corbels and inset roof ventilator, all of which are standard characteristics of a bungalow. Unusually, the verandah features some reasonably ornate fretwork brackets that would be more typical of a villa; but the plain posts and partial-height wall enclosing the porch are also common to the bungalow.



Figure 7: Examples of typical bungalows.  
Sources: Various

### 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.*

<b>a. Historic Qualities</b>	
<i><b>i. Associative Value</b> - 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>	<b>Level of Significance:</b> Low
	<b>Explanation:</b> 38 Piako Road is associated with locally known personalities of the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. However, these associations are or are not considered to be of historic significance.
<i><b>ii. Historical Pattern:</b> - 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 38 Piako Road has moderate significance with regard to historical patterns in the region. The property was subdivided from Francis Richard Claude's large estate in Hamilton East, and sold off in smaller lots to private individuals, a common process in the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.

<b>b. Physical/ Aesthetic / Architectural Qualities</b>	
<i><b>i. Style/Design/Type:</b> 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 38 Piako Road is of moderate significance as a surviving example of an early bungalow, a typology that peaked in popularity in the 1920s. Its single-storey asymmetrical form with exposed rafters, bell cast shingles, bay window, and deep recessed porch are all typical of the bungalow style.
<i><b>ii. Designer or Builder:</b> 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>	<b>Level of Significance:</b> Unknown
	<b>Explanation:</b> The architect and builder of the dwelling are unknown.
<i><b>iii. Rarity:</b> 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>	<b>Level of Significance:</b> Moderate
	<b>Explanation:</b> 38 Piako Road is of high significance as a surviving example of an intact early bungalow. Although a common building typology, examples of the bungalow are becoming rare as similar structures are demolished for

	<i>modern development, or are highly modified to the point of non-recognition.</i>
<b>iv. Integrity:</b> <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>	<b>Level of Significance:</b> <i>High</i>  <b>Explanation:</b> <i>38 Piako Road is a well-preserved example of early 20<sup>th</sup> century architecture in Hamilton and is still somewhat authentic to its original form with what can be assumed to be its original decorative elements.</i>

<b>c. Context or Group Qualities</b>	
<b>i. Setting:</b> <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>	<b>Level of Significance:</b> <i>Moderate</i>  <b>Explanation:</b> <i>The property at 38 Piako Road was most recently subdivided in 1955. The size of the section was reduced but this did not have a substantial impact on the street frontage. Trees have matured over time, and partially block the views of the property, but overall the setting retains moderate significance.</i>
<b>ii. Landmark:</b> <i>The historic place is an important visual landmark or feature.</i>	<b>Level of Significance:</b> <i>None</i>  <b>Explanation:</b> <i>38 Piako Road has no particular landmark value, although it may be recognised by the local community.</i>
<b>iii. Continuity:</b> <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<b>Level of Significance:</b> <i>Moderate</i>  <b>Explanation:</b> <i>38 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>
<b>iv. Group:</b> <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>	<b>Level of Significance:</b> <i>Moderate</i>  <b>Explanation:</b> <i>38 Piako Road has moderate group value as one of a number of houses of a similar age and style at the eastern end of Piako Road.</i>

## 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:** High

**Explanation:** 38 Piako Road has some technological significance for its construction materials and techniques 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 38 Piako Road is thought to have been constructed in the early 20<sup>th</sup> 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:** 38 Piako Road 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

**Level of Significance:** Low

**Explanation:** Built in the early 20<sup>th</sup> century, the dwelling at 38 Piako Road makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. Its specific significance to the local community is not known.

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
---	--

<b>g. Scientific Qualities</b>	
<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>	<b>Level of Significance: Low</b>
	<b>Explanation:</b> 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 38 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 SA22/300 (1881)*  
*CT SA237/119 (1915)*  
*DP 79 (1879)*  
*DP 6798 (1910)*  
*DPS 3988 (1955)*